



Placer County Conservation Plan

The Placer County Conservation Plan - PCCP

Placer County Conservation Plan (PCCP)

Update and Reserve Map Alternatives Consideration

January 23, 2007



Placer County Conservation Plan

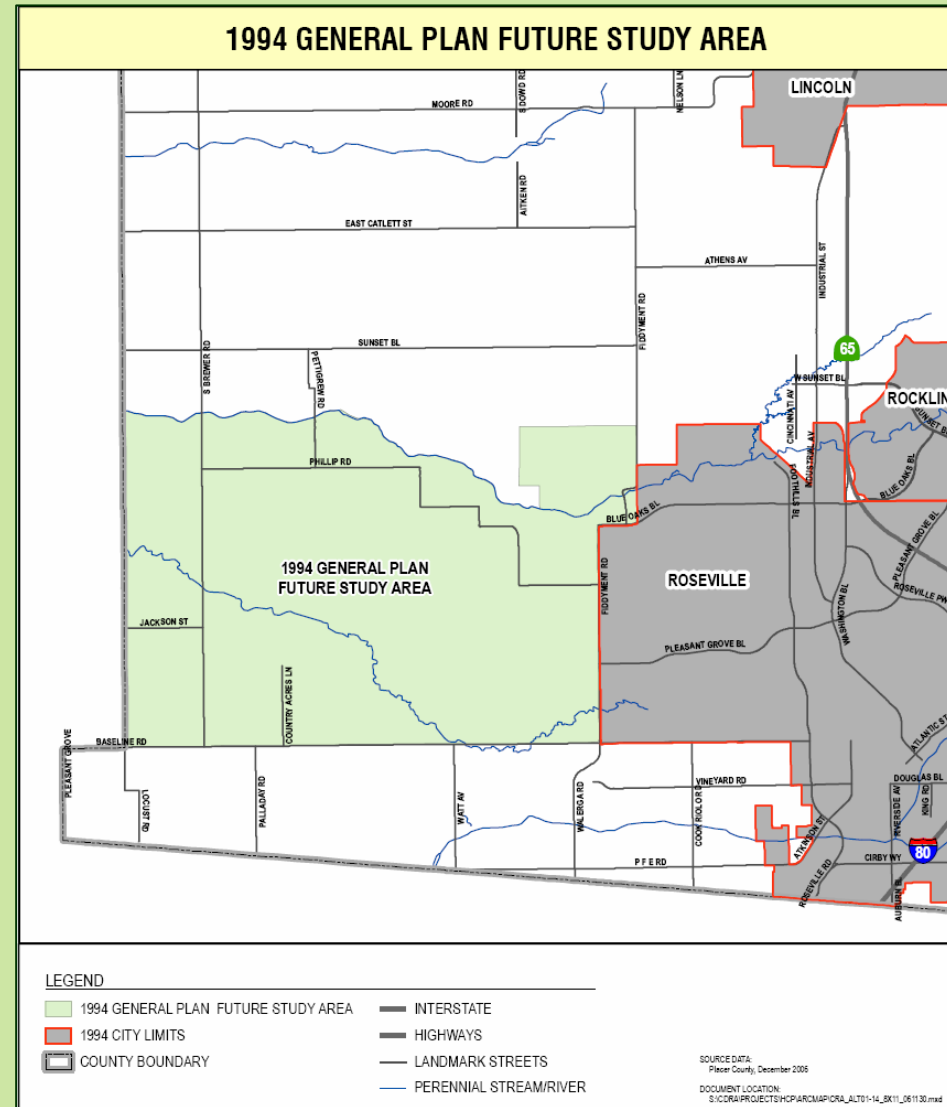
Presentation Overview

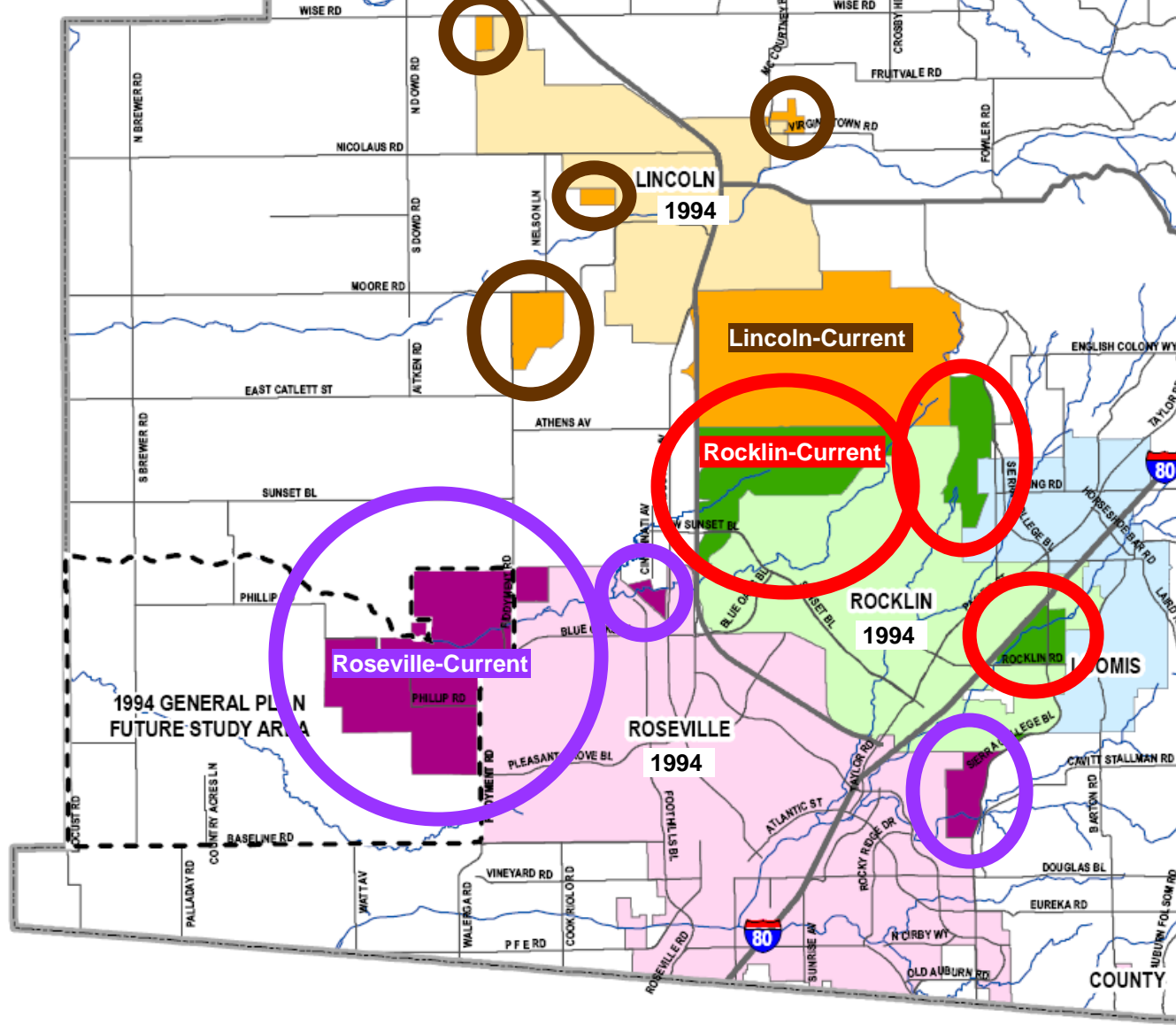
- **Direction set by General Plan**
- **Regional planning efforts since 1994**
- **November 20, 2006 Board meeting**
- **Public outreach efforts**
- **Review of Alternative Reserve Maps**
- **Review of Stakeholder Recommendations**
- **Next steps/direction from Board**

Placer County Conservation Plan

Direction established with the County General Plan

Future Study Area





LEGEND

CURRENT CITY LIMITS

LINCOLN

LOOMIS

ROCKLIN

ROSEVILLE

1994 CITY LIMITS

LINCOLN

LOOMIS

ROCKLIN

ROSEVILLE

COUNTY BOUNDARY

1994 GENERAL PLAN FUTURE STUDY AREA

INTERSTATE

HIGHWAYS

LANDMARK STREETS

Limits of Development

SOURCE DATA:
Placer County, January 2007

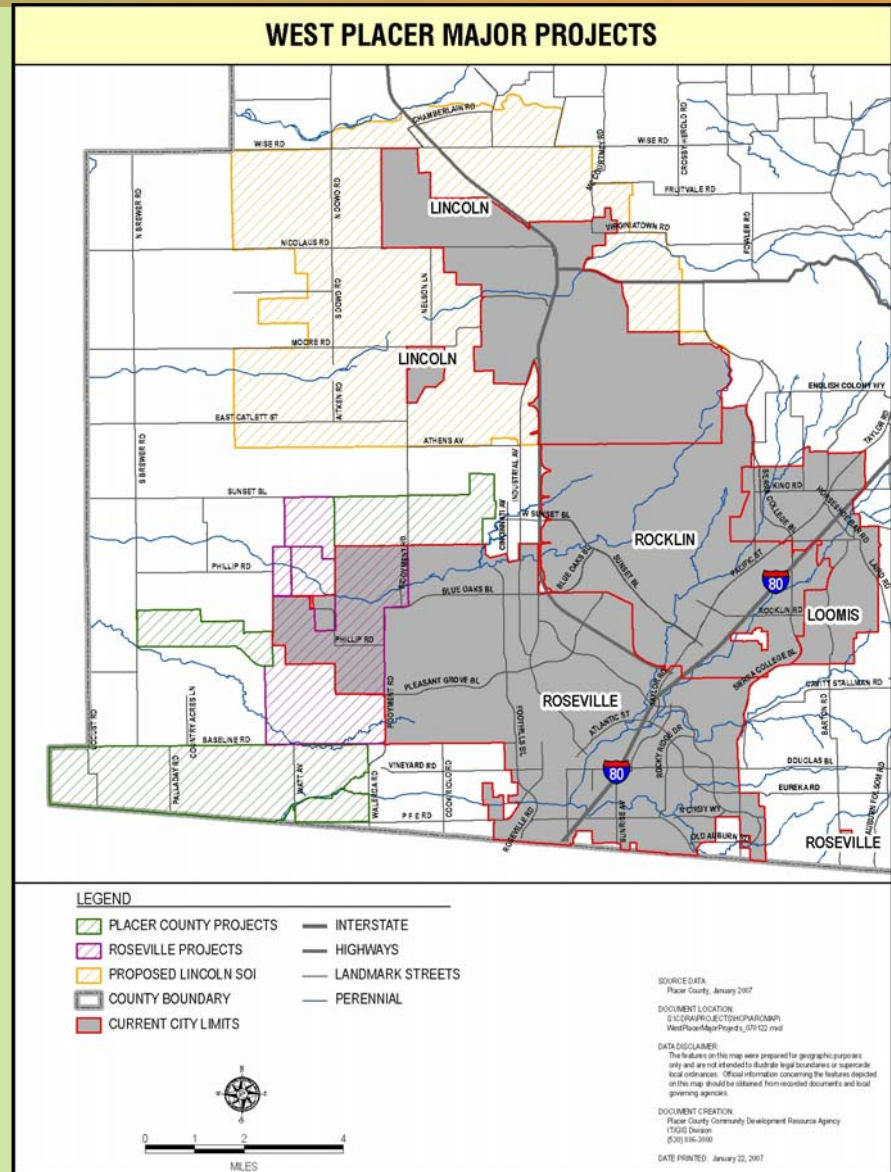
DOCUMENT LOCATION:
S:\CDRA\PROJECTS\HCP\ARCMAP\CurrentAnd1994CityLimits_070111.mxd

DATA DISCLAIMER:

Placer County Conservation Plan

Regional Growth Since 1994

Proposed Development Projects in West Placer





Placer County Conservation Plan

Board of Supervisors Direction - Nov. 20, 2006

On November 20, 2006, the Board of Supervisors directed the Planning Department to conduct a series of public discussions with a range of stakeholder interests on the Placer County Conservation Plan.

The outreach effort was to focus on describing the 16 reserve map alternatives prepared to date.

Presentation Outline:

- Background on the PCCP**
- Review of all Reserve Map Alternatives**
- Discussion and Q/A**



Placer County Conservation Plan

Public Outreach Efforts/Stakeholder Input

Five Community Forums

- **December 7, 2006**
- **December 8, 2006 (Resource Agencies)**
- **December 12, 2006 (Environmental)**
- **December 12, 2006 (Biological)**
- **December 15, 2006 (Landowners)**

Attendance by more than 200 people

- **Wide array of representation**



Placer County Conservation Plan

PCCP Policy Framework

Why Prepare a Conservation Plan?

- 1994 **Placer County General Plan** goals, policies, programs
- **Placer Legacy Program** objectives (includes protection of biological resources, agriculture, scenic resources, public safety, and outdoor recreation resources)
- Establishing a **state and federal regulatory compliance program** is outlined within the framework of Placer Legacy



Placer County Conservation Plan

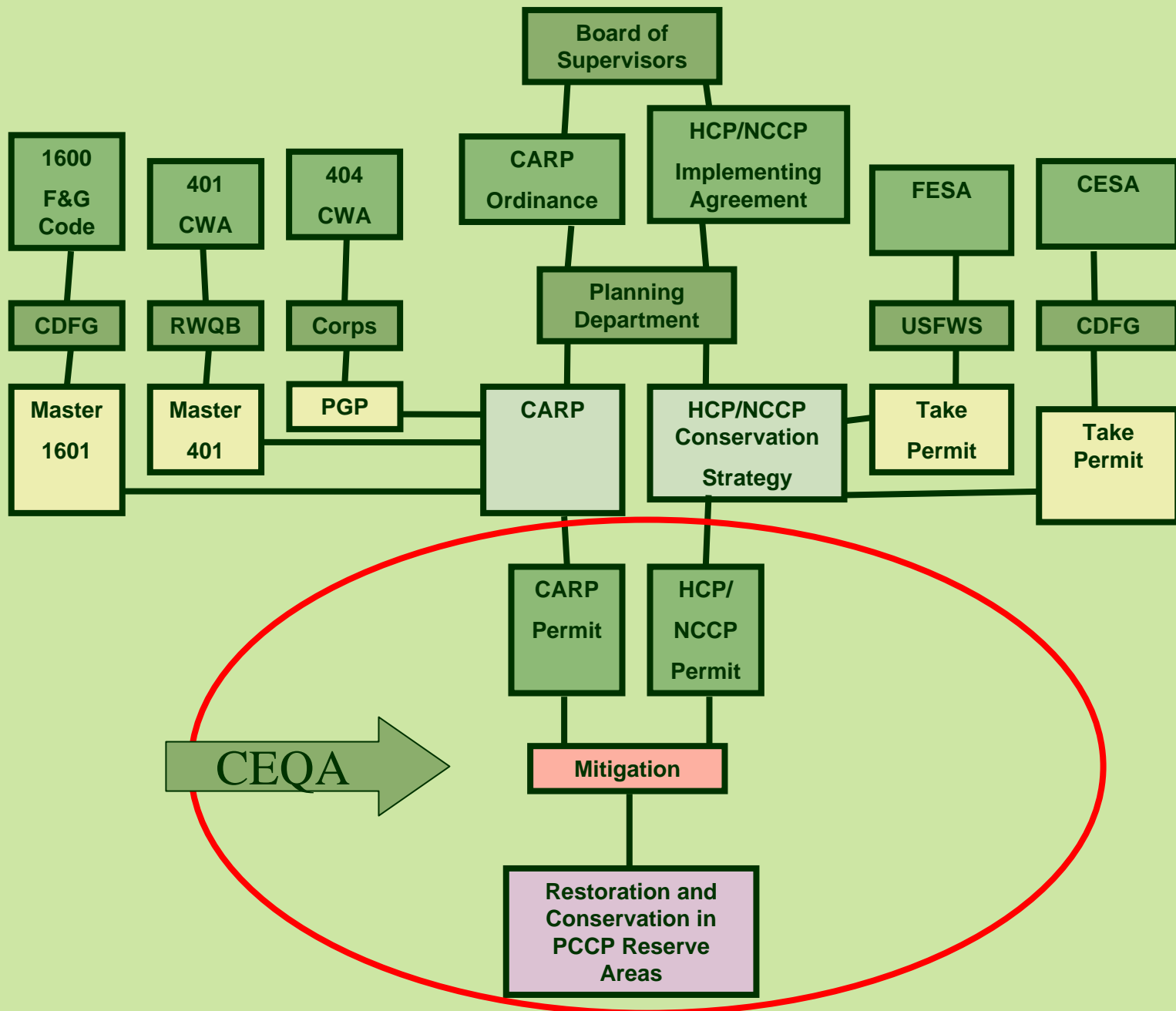
The Scope of Regulatory Coverage

The PCCP will provide 50-year permit coverage for the following permits:

- **Incidental Take Permit – FESA**
- **Incidental Take Permit – CESA**
- **Master Streambed Alteration Agreement**

The PCCP will provide incremental 5-year permit coverage for the following permit:

- **Programmatic Wetland Permits**





Placer County Conservation Plan

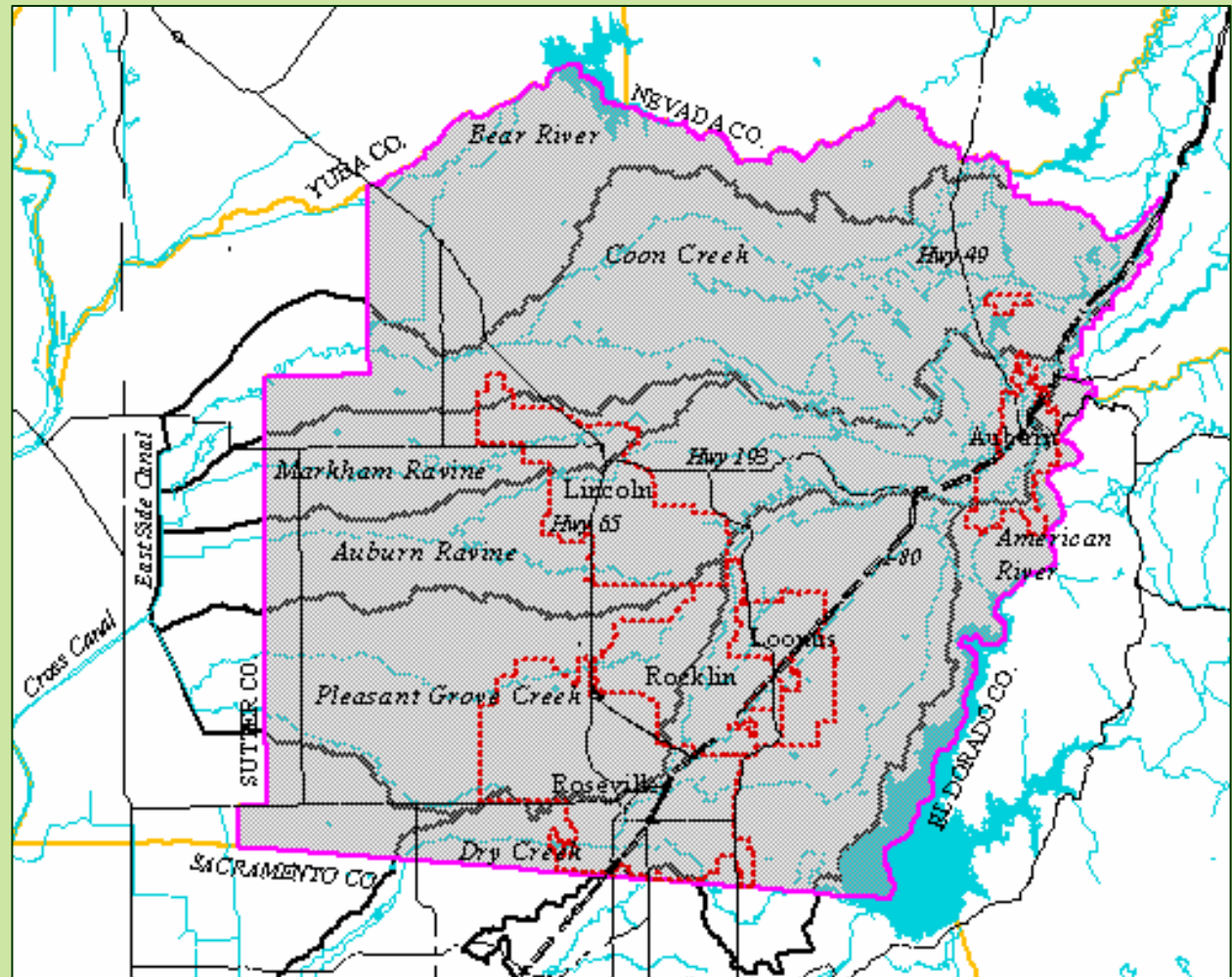
PCCP Benefits

The PCCP will provide 50-year permit coverage with the following benefits:

- **Regulatory Certainty for the public and private sector**
- **LEDPA-based map**
- **Improved Conservation for Sensitive Resources**
- **Local Control and Local Decision-making**
- **Potential for Reduction in Obligations/Mitigation when compared to status quo**

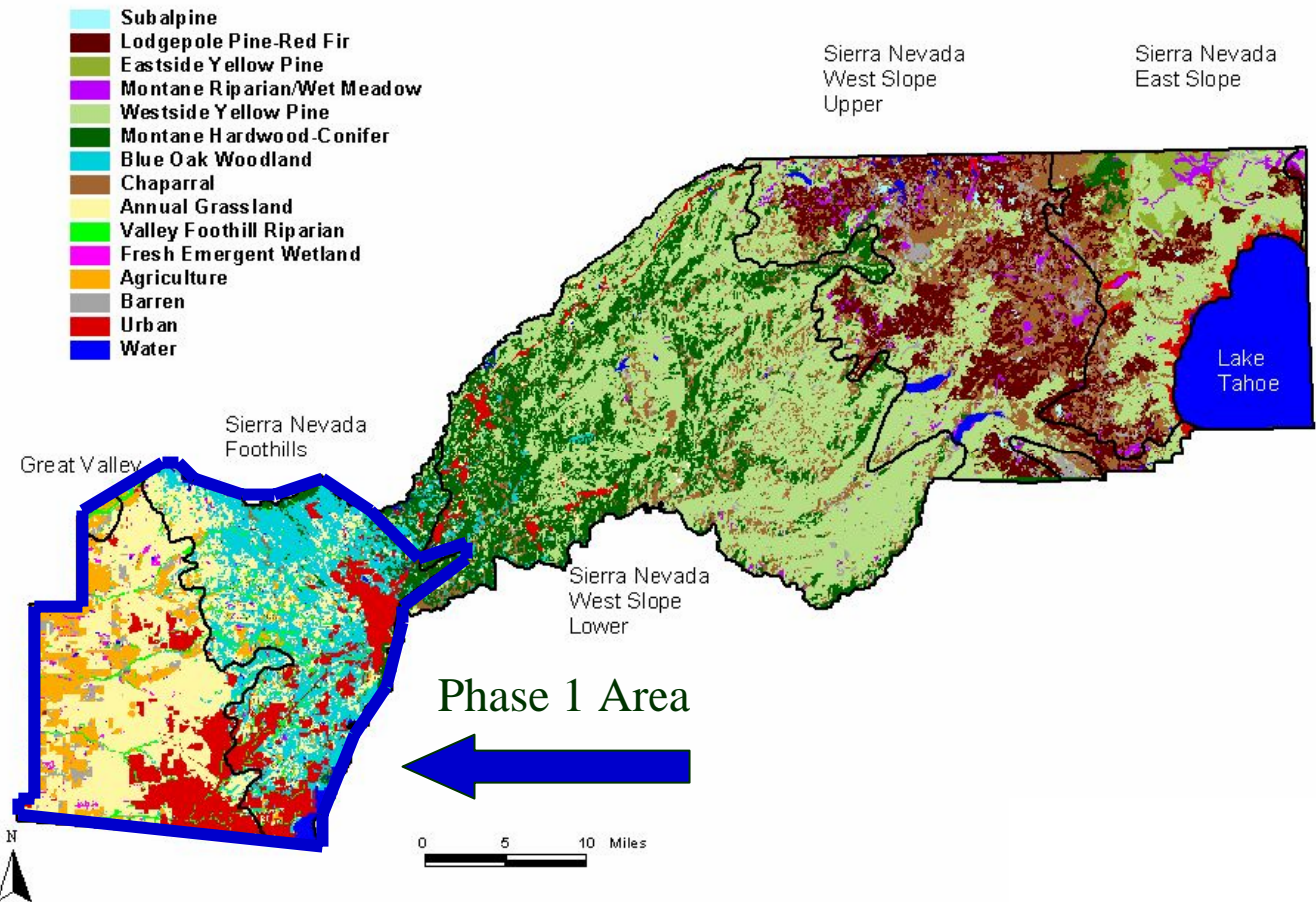
Placer County Conservation Plan

Map of Phase I Area



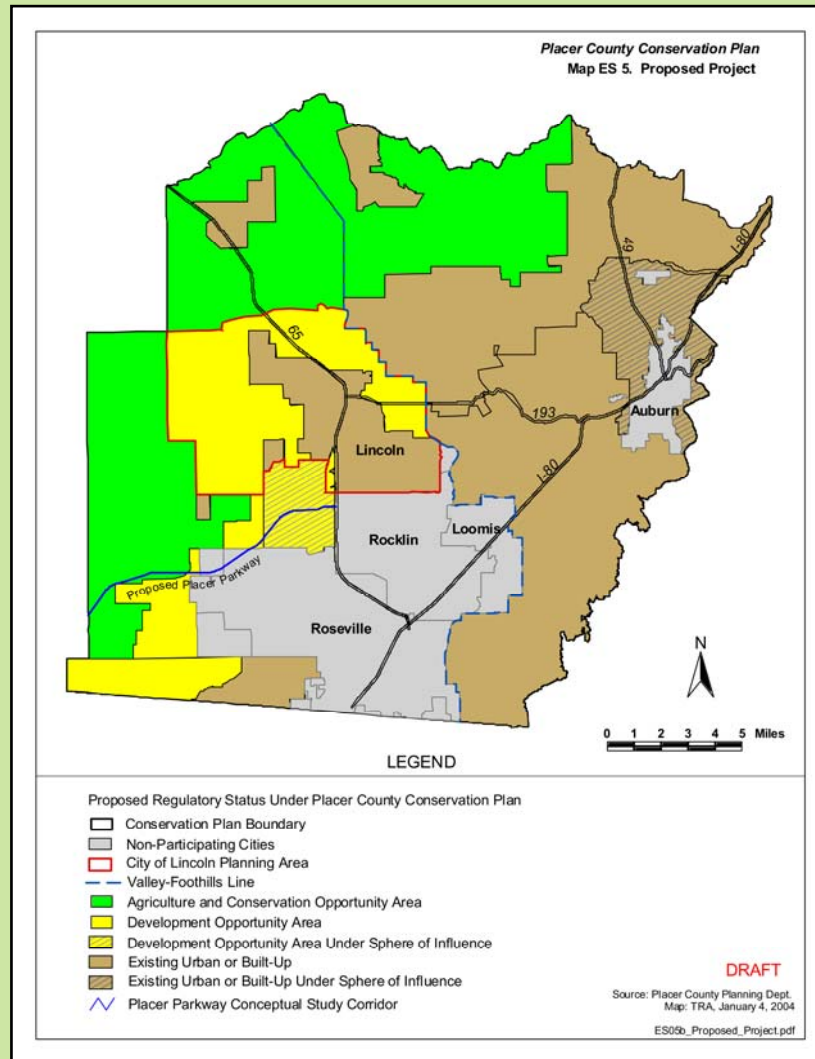
Placer County Conservation Plan

Placer County Ecoregions and Vegetation



Placer County Conservation Plan

2050 Growth Scenario



The majority of pop/emp growth is expected to occur in the development opportunity area – the area depicted in yellow. However, the majority of land conversion will actually occur in the lower density areas depicted in brown. Non-participating cities and infill will account for the balance.

Placer County Conservation Plan

2050 Growth Scenario

Projections for PCCP Economic Analysis

Phase 1 Area (Including Non-Participating Cities)

	2002	2050	2002-2050
Jobs by Place of Work	144,400	408,000	264,000
Household Population	248,000	569,000	321,000
Households	95,000	257,000	162,000

<u>Participating Agencies</u>	<u>Pop./Emp</u>	<u>2002-2050</u>
Total New Population		224,000
Total New Jobs		153,000
Total New Households		90,000

The PCCP will cover the endangered species and wetland impacts for the 90,000 new homes and the 153,000 jobs that will be created over the next 50 years.

Placer County Conservation Plan

2050 Growth Scenario

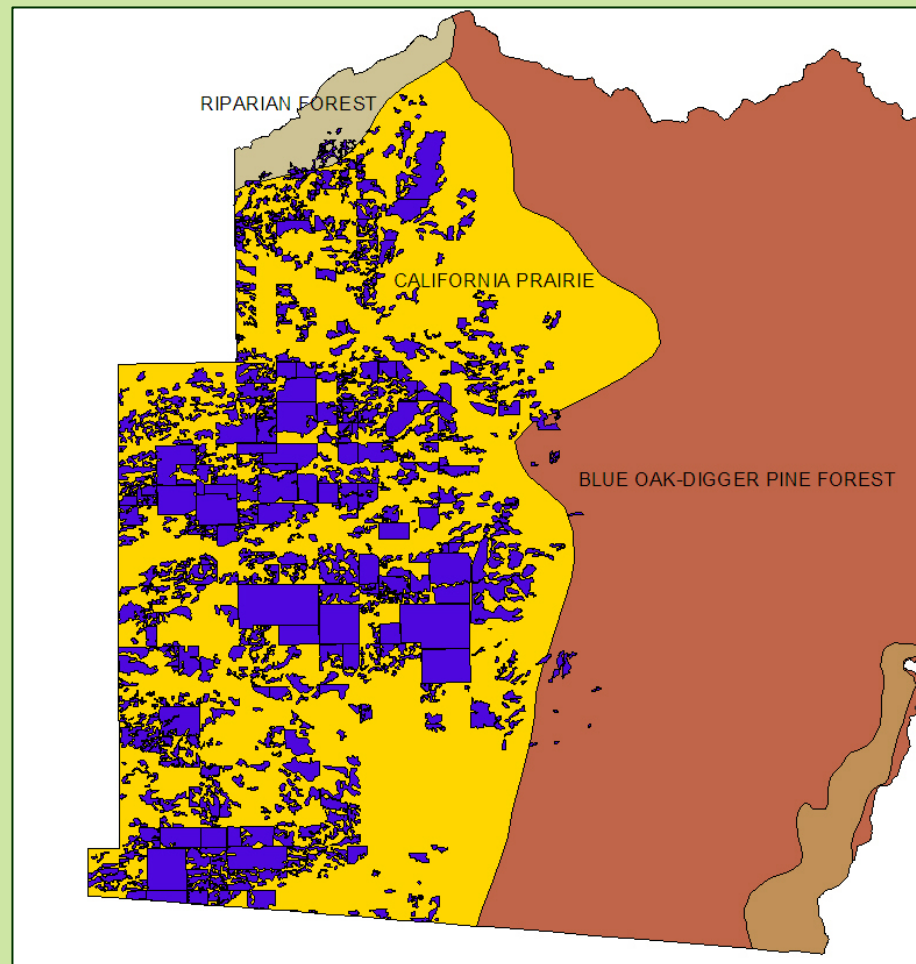
Land Conversion by Geographic Area

	<u>2002-2025</u>	<u>2026-2050</u>	<u>Total</u>
Infill	20,100	15,300	35,400
New Areas	4,400	13,800	18,200
Agricultural	<u>400</u>	<u>300</u>	<u>700</u>
Total	24,900 ac	29,400 ac	54,300 ac

At 2050, 54,300 acres of land is converted. This represents 81% of the total amount of impact that is expected in the Phase 1 boundary to 2050.

Placer County Conservation Plan

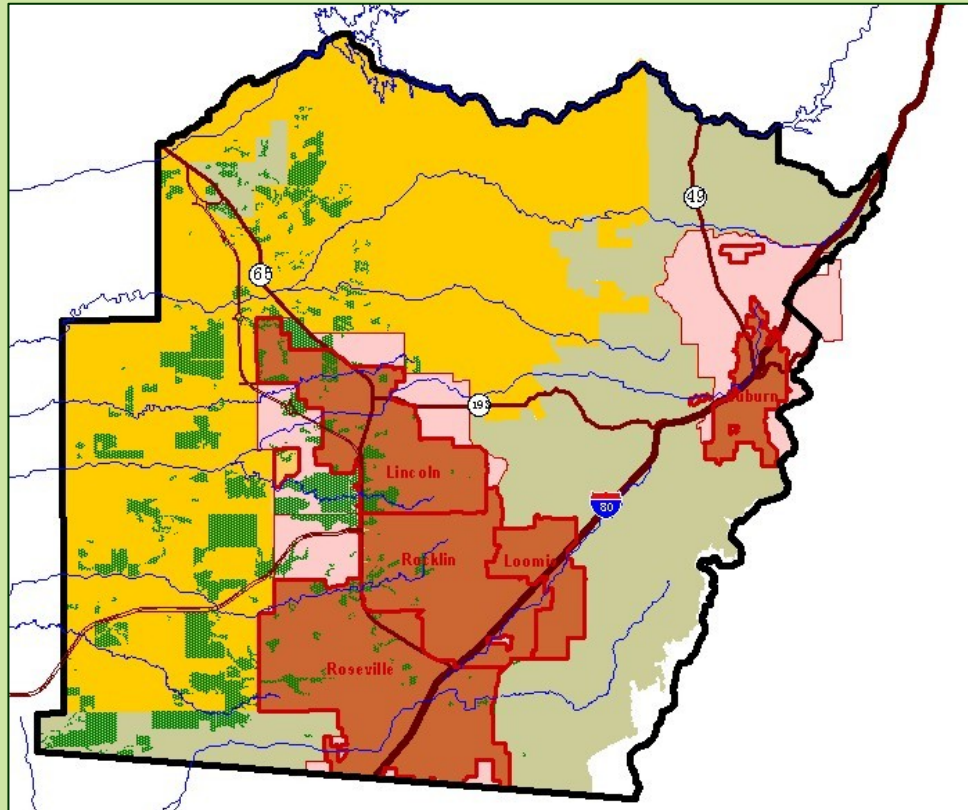
Vernal Pool Impacts – The need for solutions



**Distribution
of vernal pool
grasslands in
1937**

Placer County Conservation Plan

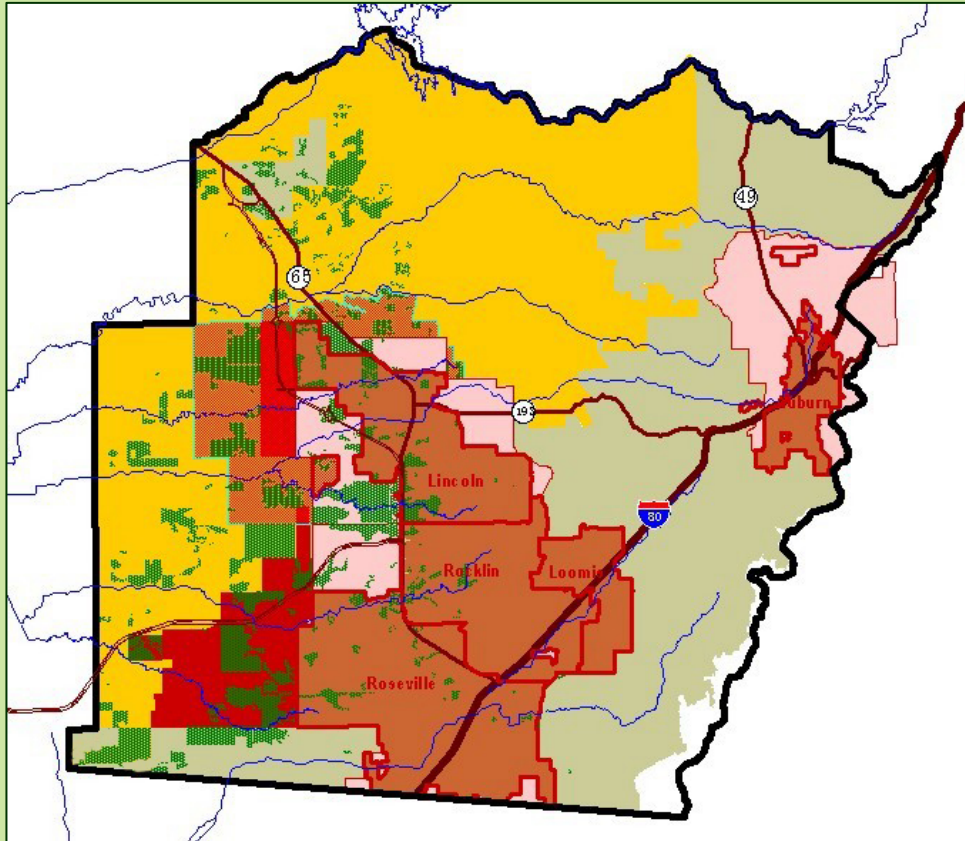
Vernal Pool Impacts – The need for solutions



**Distribution
of vernal pool
grasslands in
2002**

Placer County Conservation Plan

Vernal Pool Impacts – The need for solutions

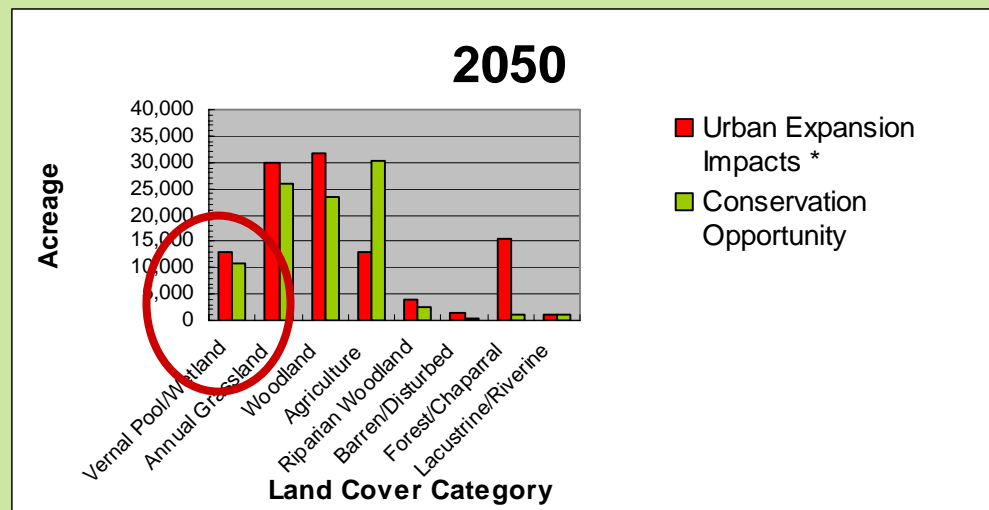
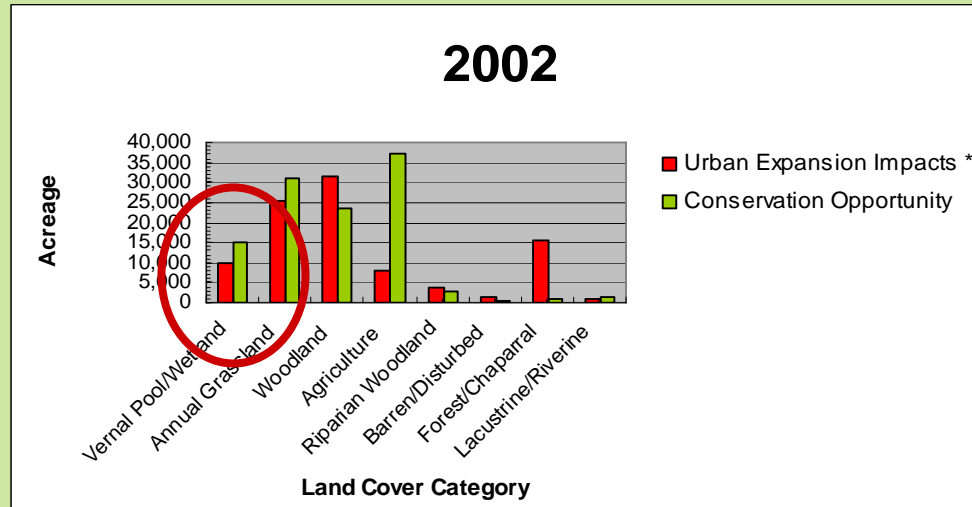


**Distribution
of vernal pool
grasslands in
2050**



Placer County Conservation Plan

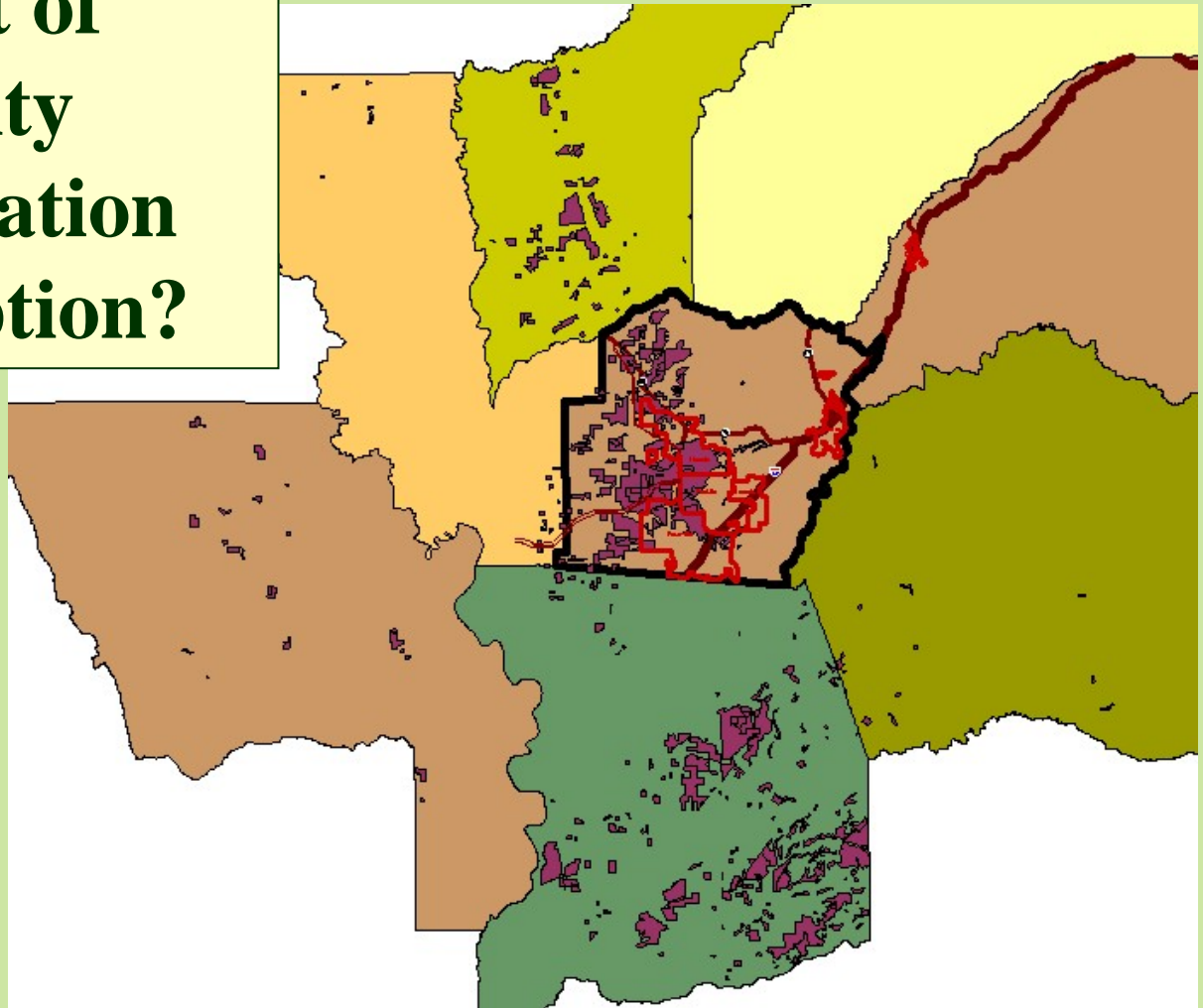
Vernal Pool Impacts – The need for solutions



Placer County Conservation Plan

PCCP and Vernal Pools - Options

**Is out of
County
mitigation
an option?**



Placer County Conservation Plan

PCCP and Vernal Pools - Options

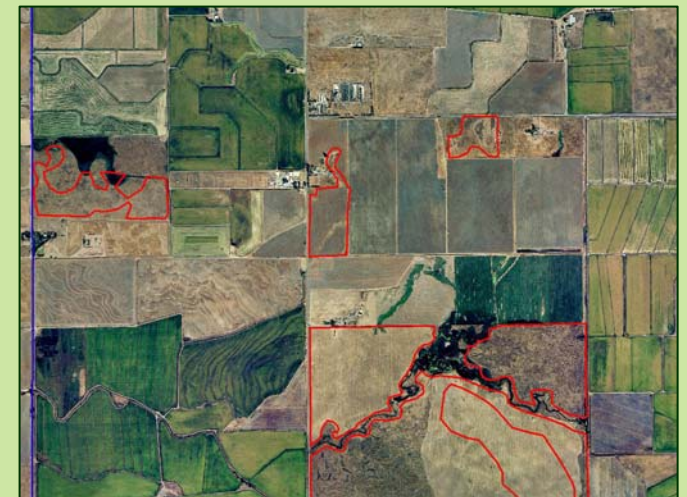
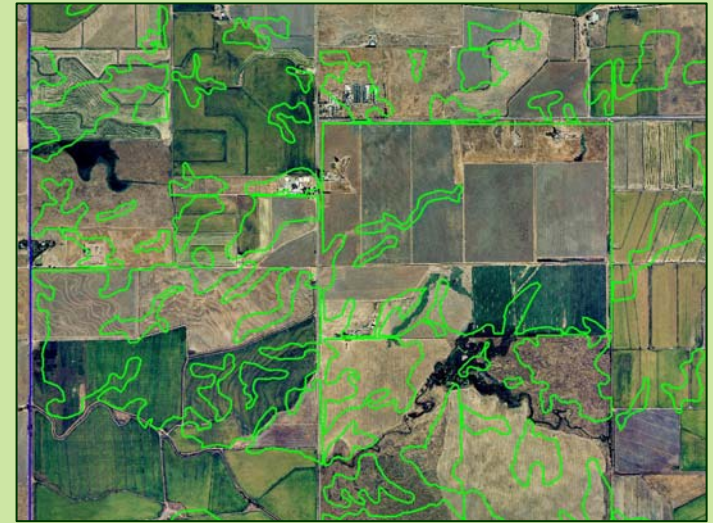
**Is restoration
an option?**

1937

In area in green are vernal pool complexes in 1937 and the area in red are the complexes today.

2002

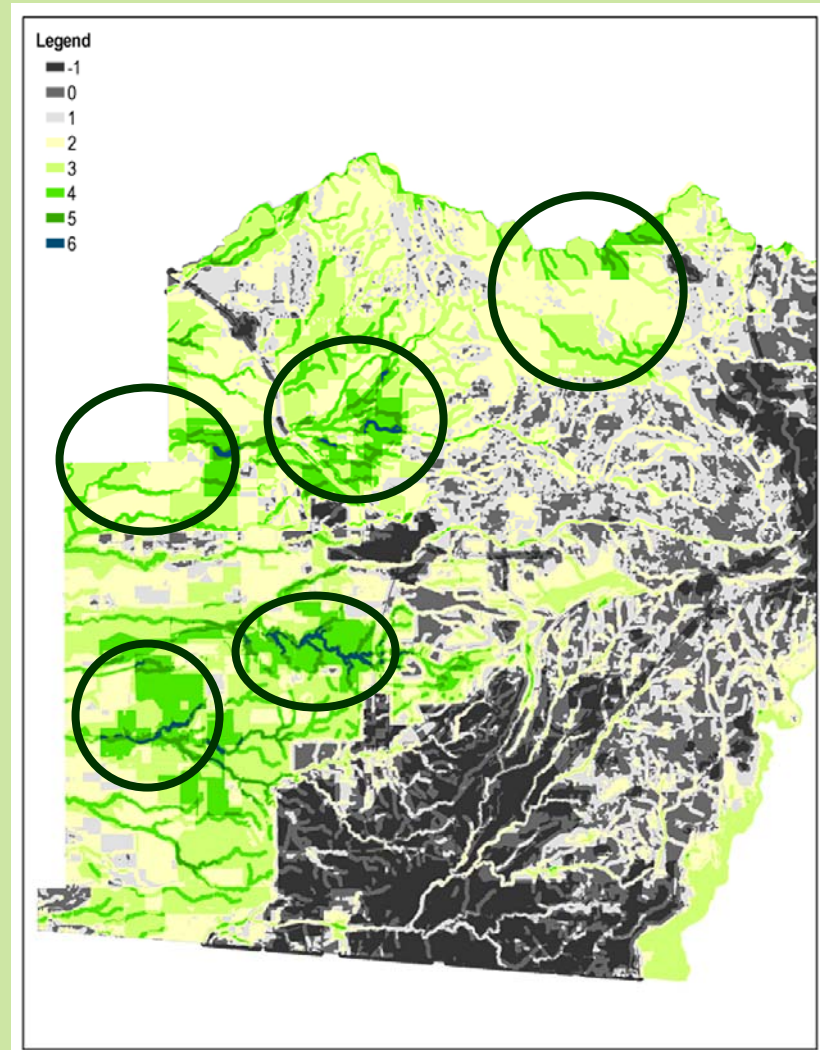
Preference is for avoidance and protection.



Placer County Conservation Plan

PCCP – Conservation Priorities

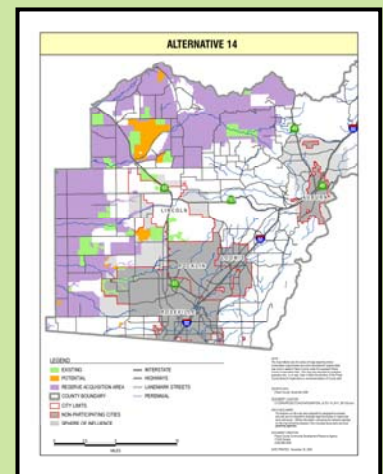
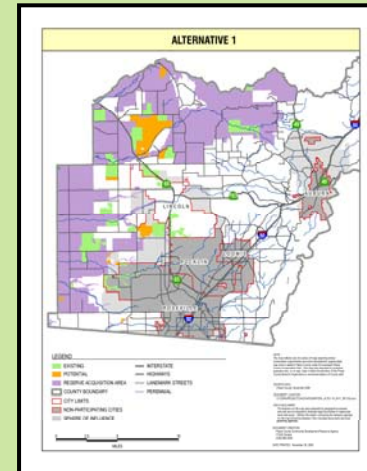
It is anticipated that the participating agencies will need 50,000-60,000 acres of land that can be permanently protected in a number of conservation reserves. These reserves will account for the growth that is anticipated between now and 2050.



Placer County Conservation Plan

PCCP Reserve Design

The work program now depends on the selection of a reserve system map. 2 years is expected for completion due to the requirement to prepare an EIR/EIS, the final conservation plan, and a finance plan.



Placer County Conservation Plan

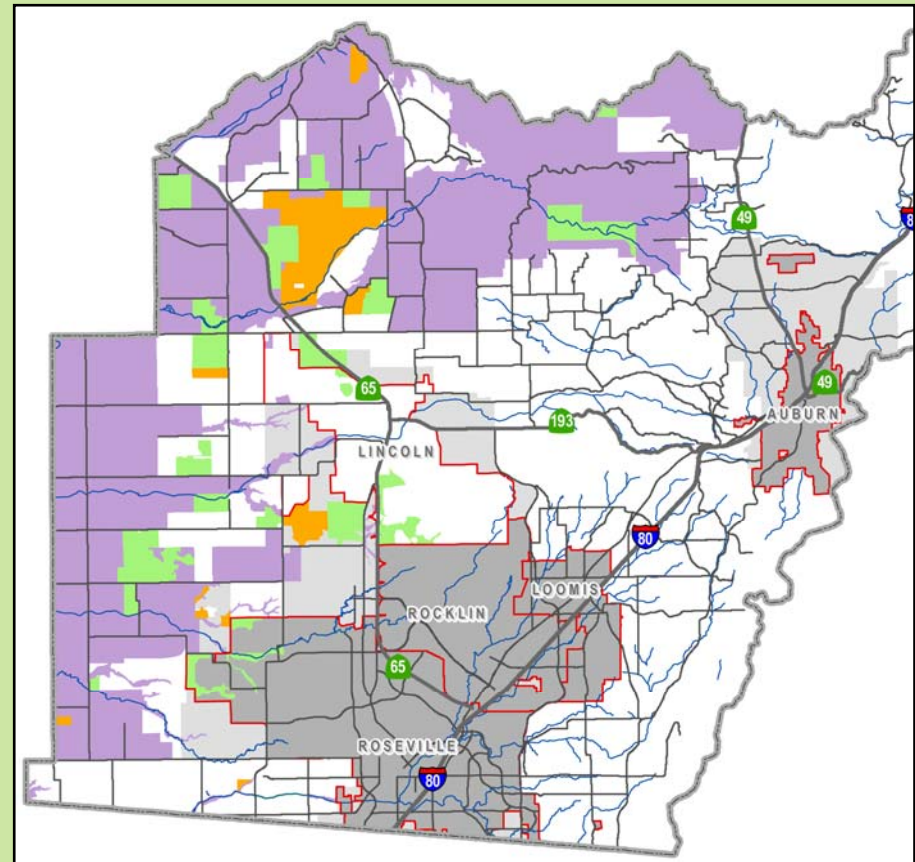
PCCP Reserve Design

Each alternative represents the area within which the final PCCP reserve boundary would be acquired.

The areas in green are permanently preserved today.

The areas in orange have been identified for preservation by private property interests.

The areas in purple represent the areas where the PCCP reserve area would be acquired and maintained.



A vertical photograph showing a field of numerous small, bright yellow flowers in the foreground. The flowers are densely packed and appear to be growing on green stems. In the background, there is a line of taller, green grass or reeds. The sky above is blue with large, white, fluffy clouds. The overall scene is bright and sunny.

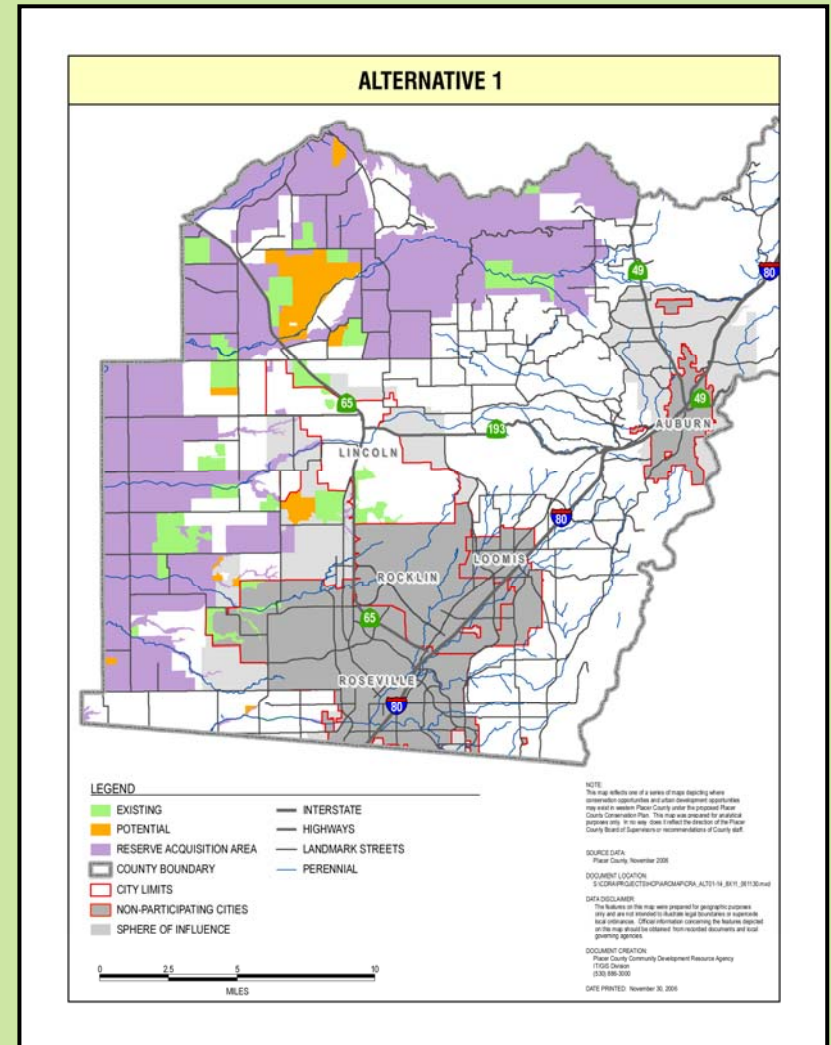
PCCP Reserve Map Alternatives – Map 1

Staff-generated alternative

Estimated % of the total reserve area boundary required for a 60,000 acre reserve system: **78%**
(22% of reserve area can be developed)

Total Vernal Pool Acres
Preserved: **5,703**

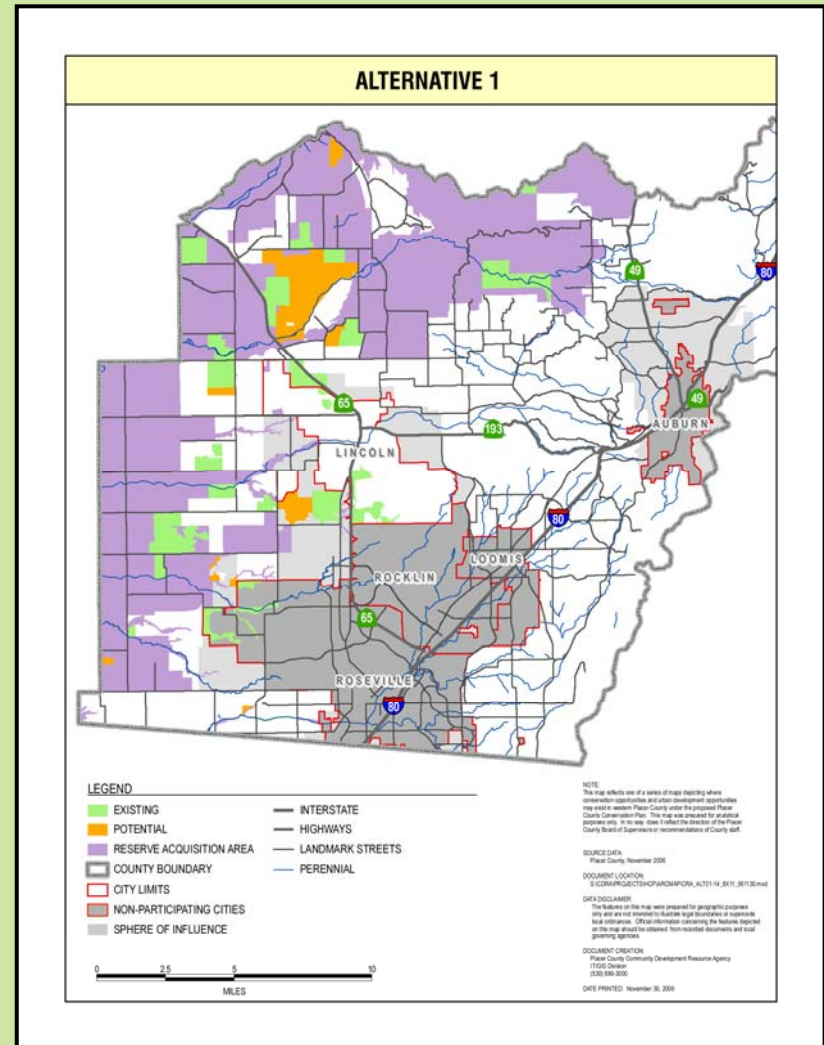
Vernal Pool
Preservation:Impact
Ratio: **1:1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 1

Reserve Map Alternative 1 is intended to accommodate all of the specific plans being considered by Placer County, the Curry Creek Community Plan area and the expanded Sphere of Influence of the City of Lincoln.



Placer County Conservation Plan

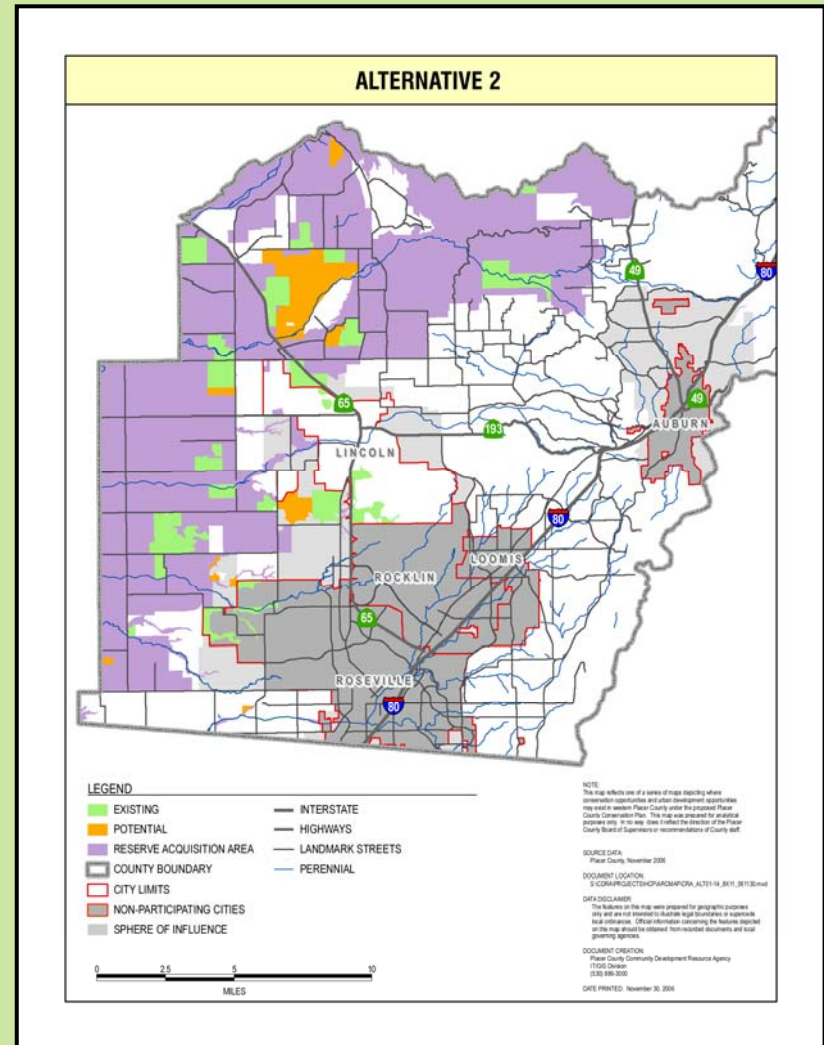
PCCP Reserve Map Alternatives – Map 2

Staff-generated alternative

Estimated % of the total reserve area boundary required for a 60,000 acre reserve system: **72%**
(28% of reserve area can be developed)

Total Vernal Pool Acres Preserved: **7,418**

Vernal Pool Preservation: Impact Ratio: **1.8 : 1**

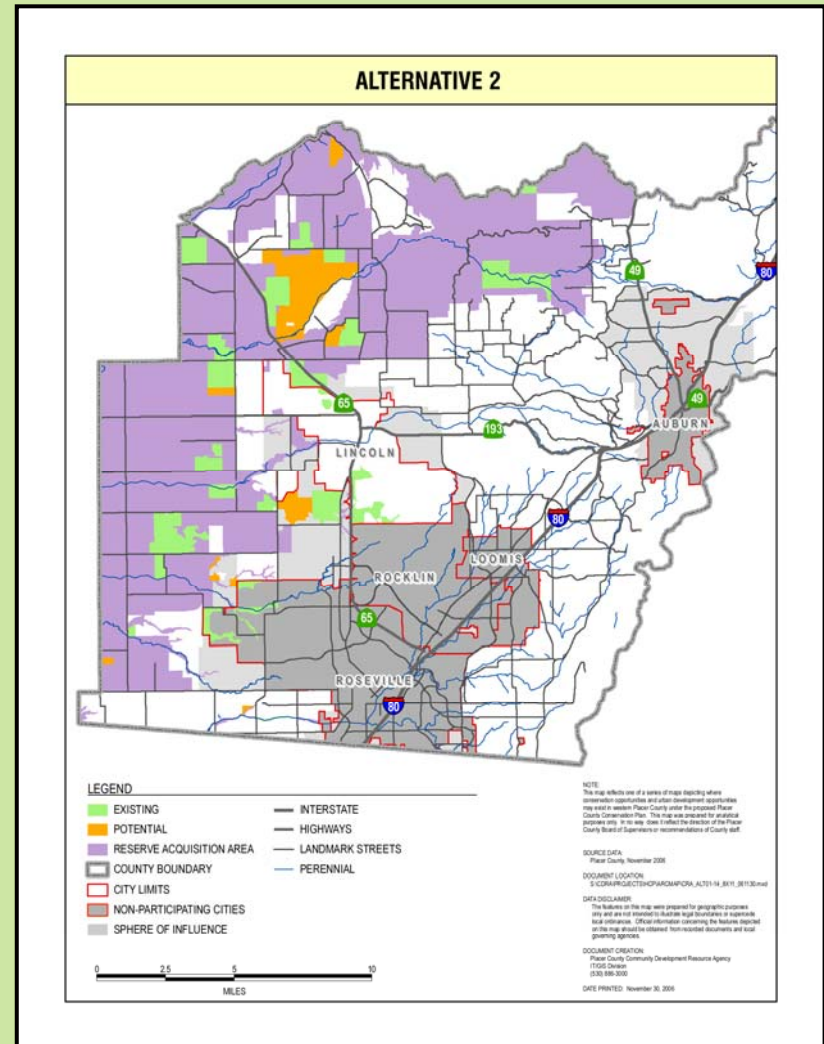


Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 2

Reserve Map Alternative 2 is intended to accommodate all of the specific plans being considered by Placer County, the Curry Creek Community Plan area and a reduced Sphere of Influence expansion for the City of Lincoln.

The wildlife agencies have stated that Alternative 2 is a potential candidate for a successful reserve map.



Placer County Conservation Plan

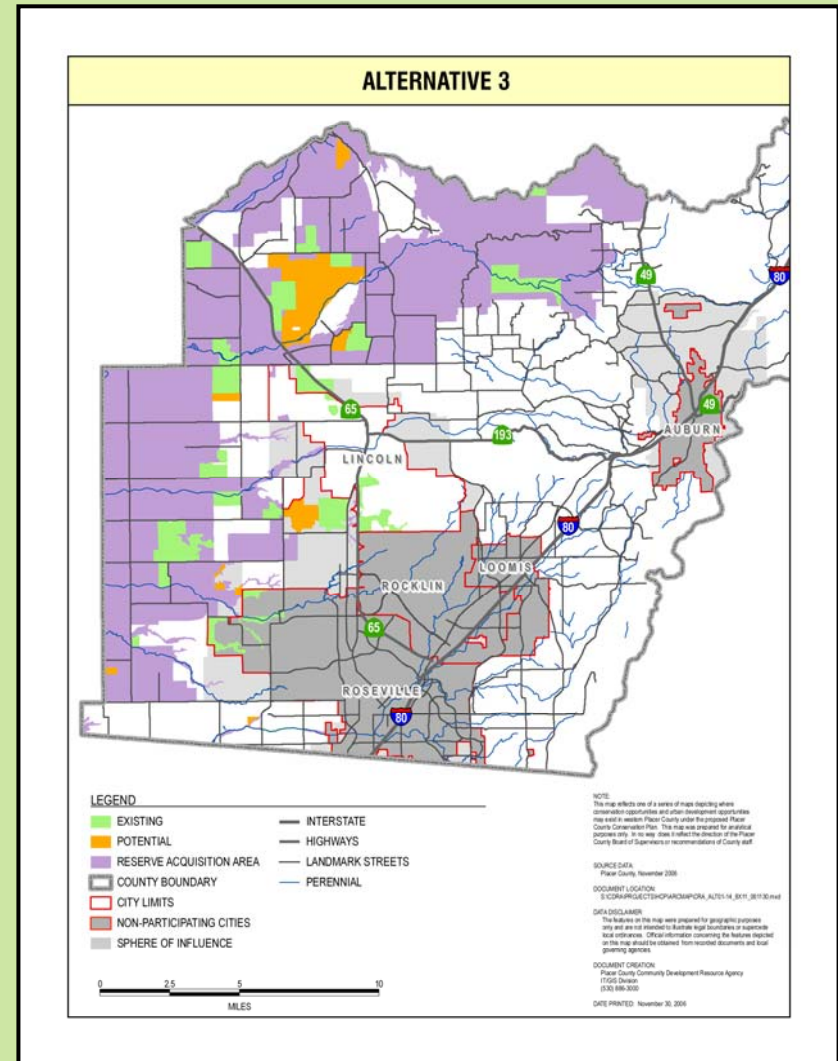
PCCP Reserve Map Alternatives – Map 3

Staff-generated alternative

Estimated % of the total reserve area boundary required for a 60,000 acre reserve system: **74%**
(26% of reserve area can be developed)

Total Vernal Pool Acres Preserved: **6,610**

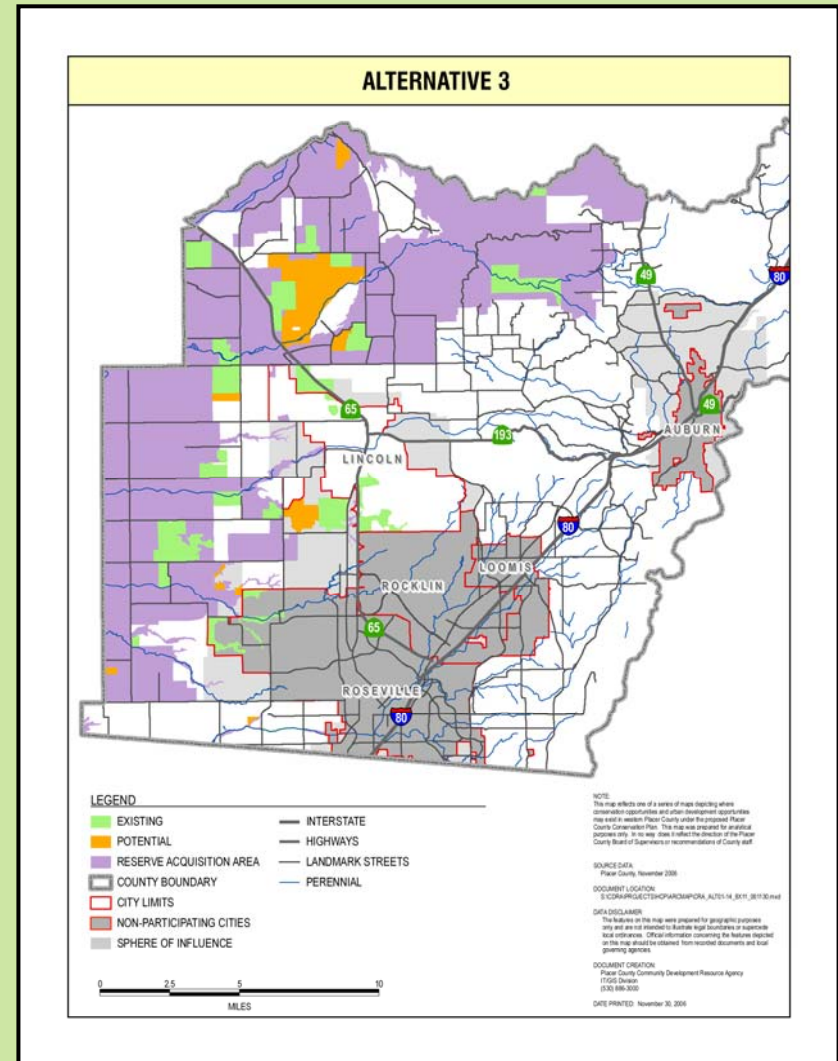
Vernal Pool Preservation: Impact Ratio: **1.4 : 1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 3

Reserve Map Alternative 3 is intended to be a compromise between Alternatives 1 & 2. It accommodates all of the specific plans being considered by Placer County, the Curry Creek Community Plan area and portions of the Sphere of Influence of the City of Lincoln.



Placer County Conservation Plan

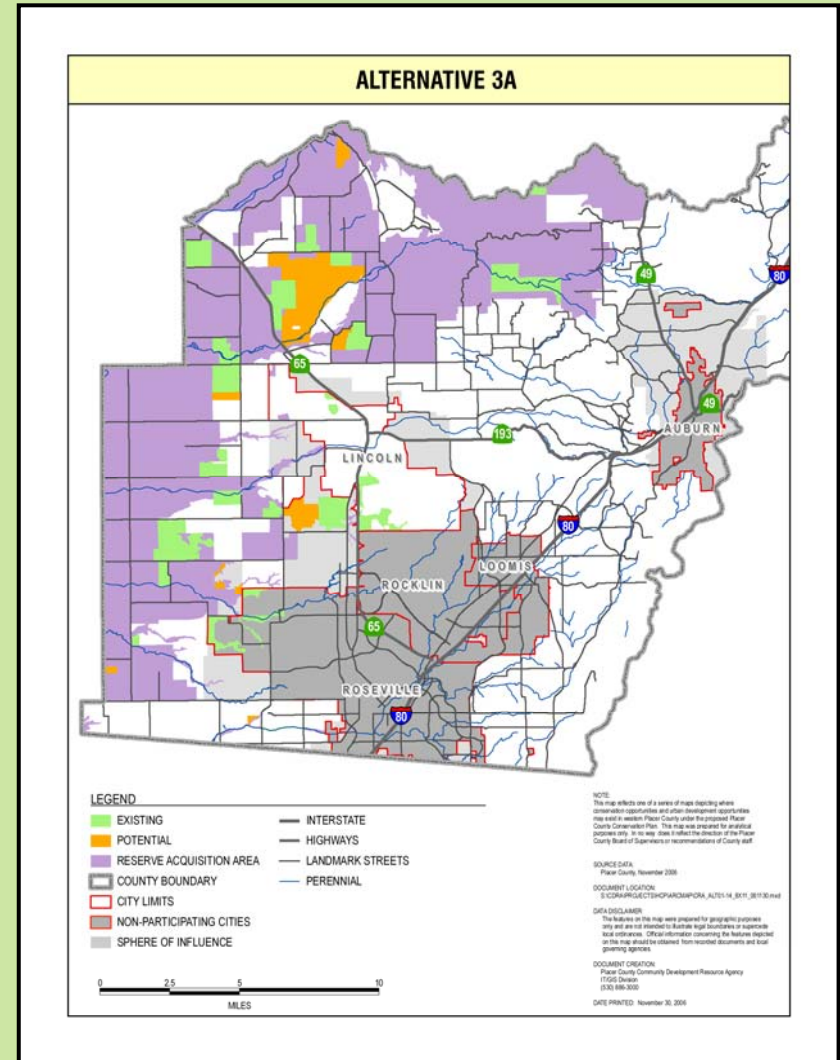
PCCP Reserve Map Alternatives – Map 3A

Staff-generated alternative

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **76%**
(24% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **6,172**

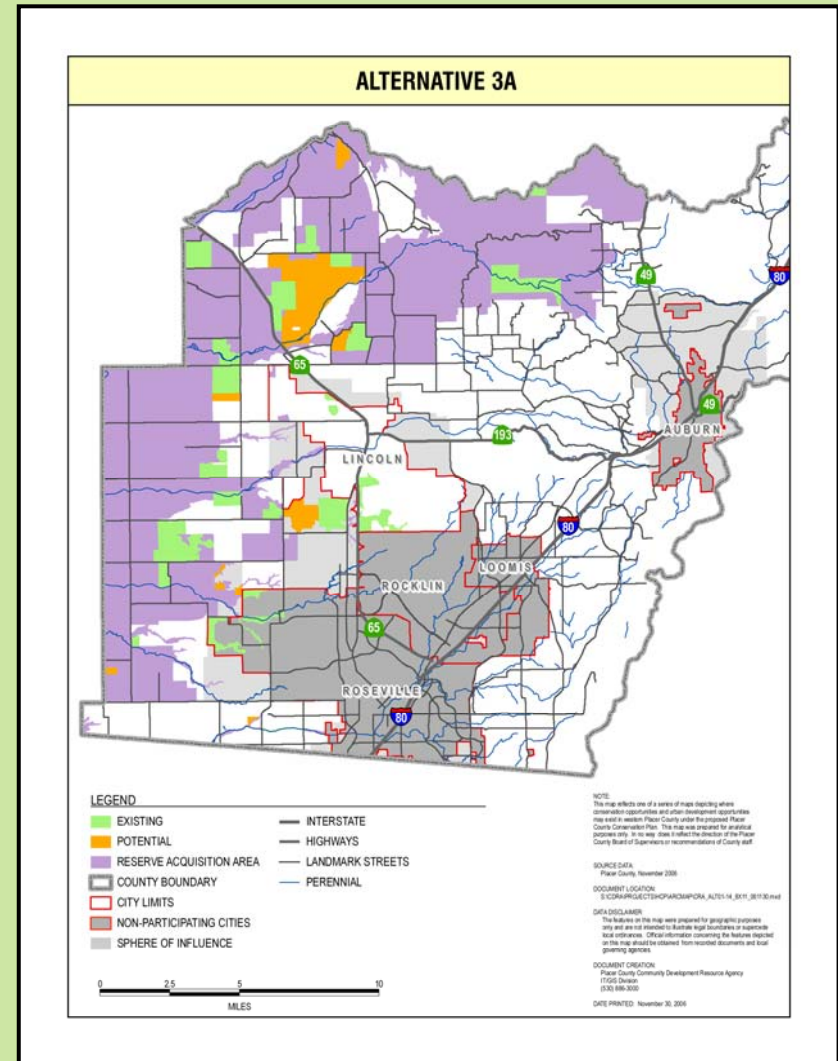
Vernal Pool
Preservation: Impact
Ratio: **1.1 : 1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 3A

Reserve Map Alternative 3A is intended to provide another compromise between Alternatives 1 & 2. It accommodates all of the specific plans being considered by Placer County, the Curry Creek Community Plan area and portions of the Sphere of Influence of the City of Lincoln.



Placer County Conservation Plan

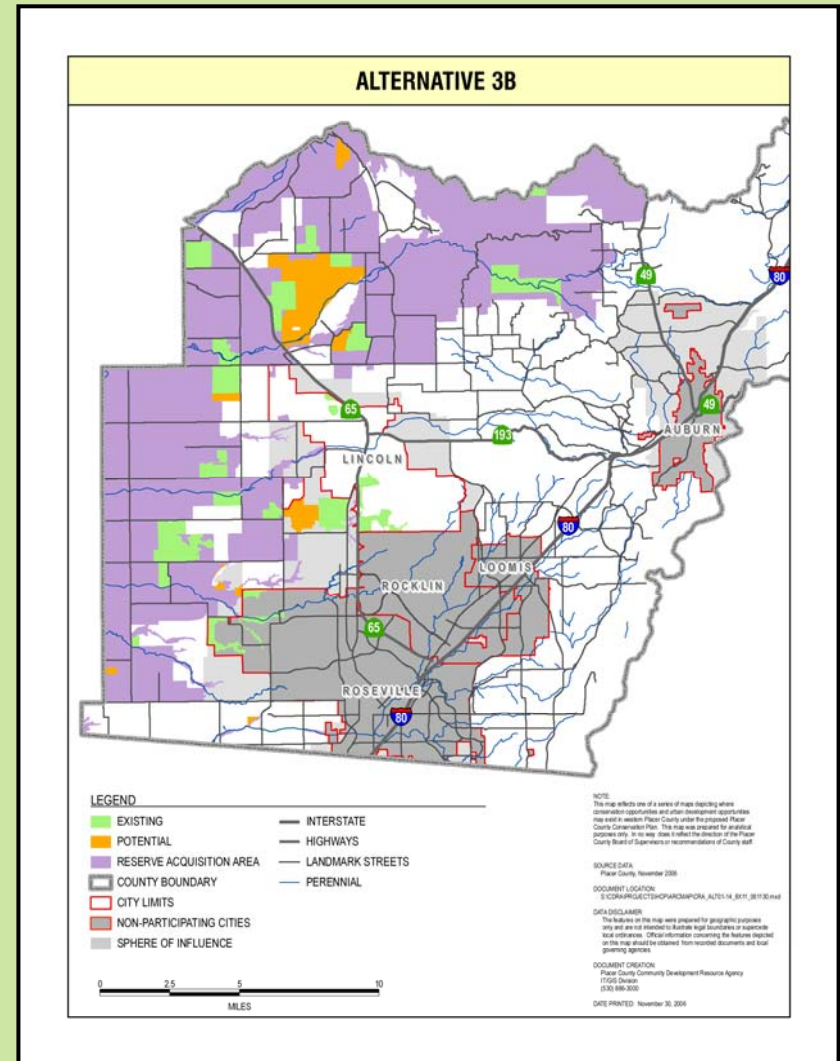
PCCP Reserve Map Alternatives – Map 3B

Staff-generated alternative

Estimated % of the total reserve area boundary required for a 60,000 acre reserve system: **74%**
(26% of reserve area can be developed)

Total Vernal Pool Acres Preserved: **7,124**

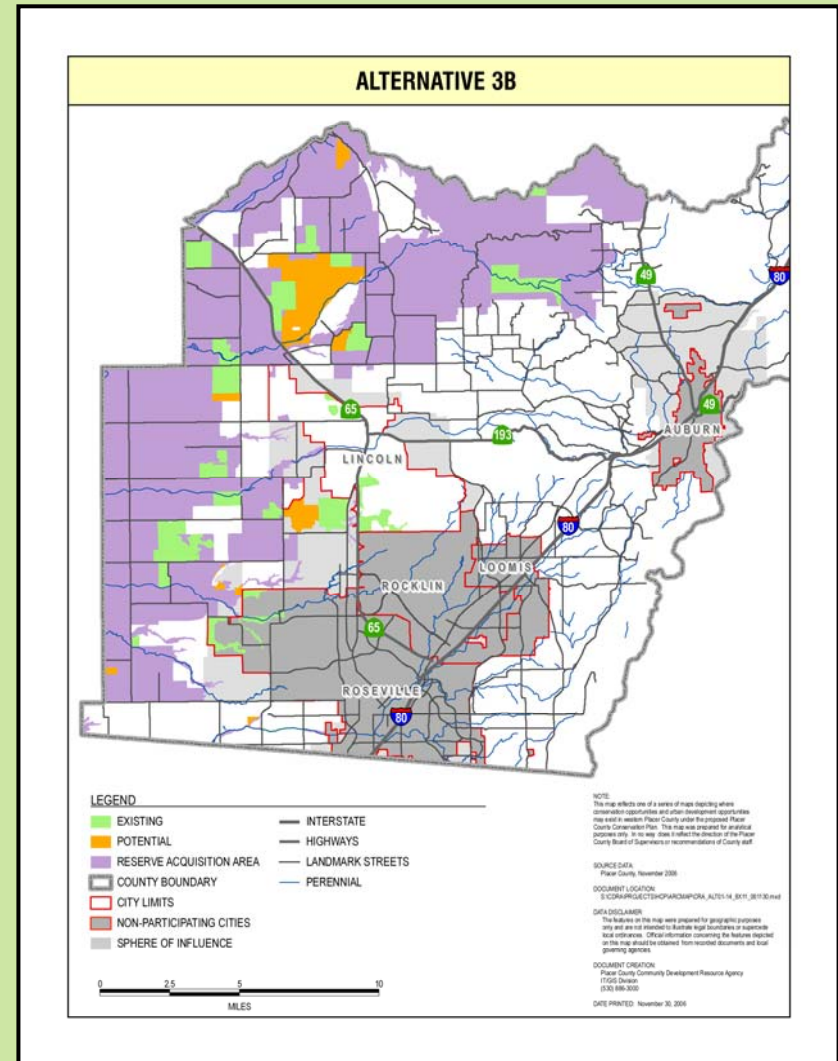
Vernal Pool Preservation: Impact Ratio: **1.5 : 1**



Placer County Conservation Plan

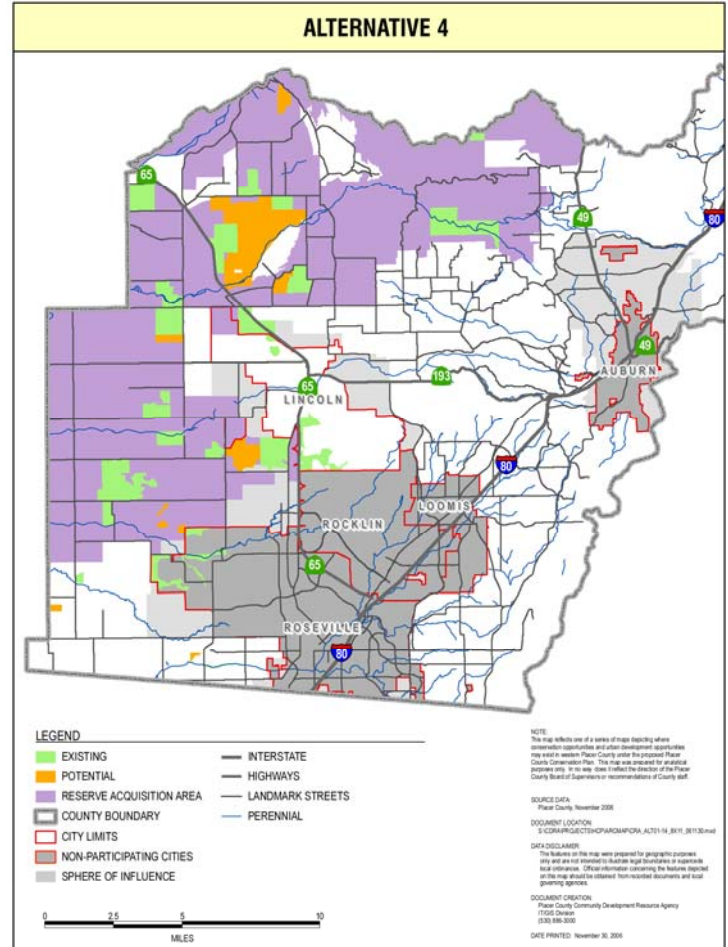
PCCP Reserve Map Alternatives – Map 3B

Reserve Map Alternative 3B provides another compromise between Alternatives 1 & 2. It accommodates all of the specific plans being considered by Placer County, the Curry Creek Community Plan area and portions of the Sphere of Influence of the City of Lincoln.



A vertical photograph showing a field of numerous small, bright yellow flowers in the foreground. The flowers are densely packed and appear to be growing on green stems. In the background, there is a line of taller, green grass or reeds. The sky above is blue with large, white, fluffy clouds. The overall scene is bright and sunny.

Vernal Pool
Preservation:Impact
Ratio: **1.5 : 1**

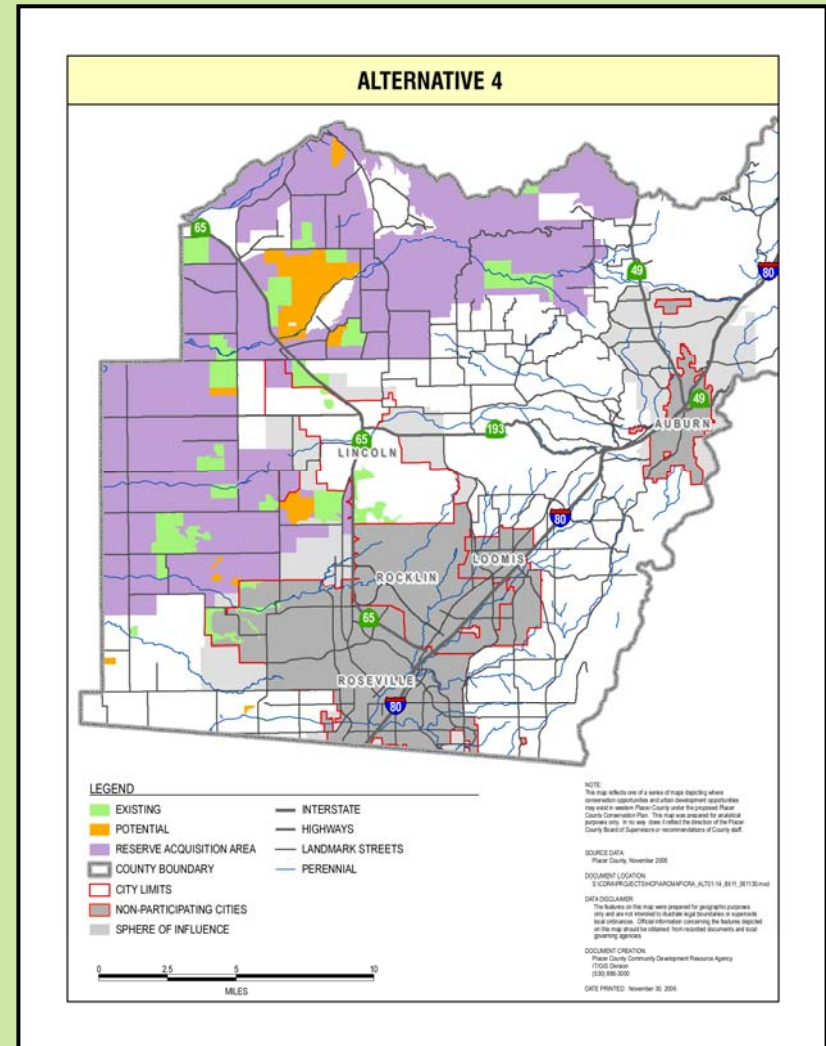


Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 4

Reserve Map Alternative 4 is intended to direct growth south of Pleasant Grove Creek into the Placer Vineyards SP, the Curry Creek Community Plan area, ½ of the Placer Ranch SP and into a reduced Sphere of Influence expansion of the City of Lincoln.

The wildlife agencies have stated that Alternative 4 is a potential candidate for a successful reserve map.



Placer County Conservation Plan

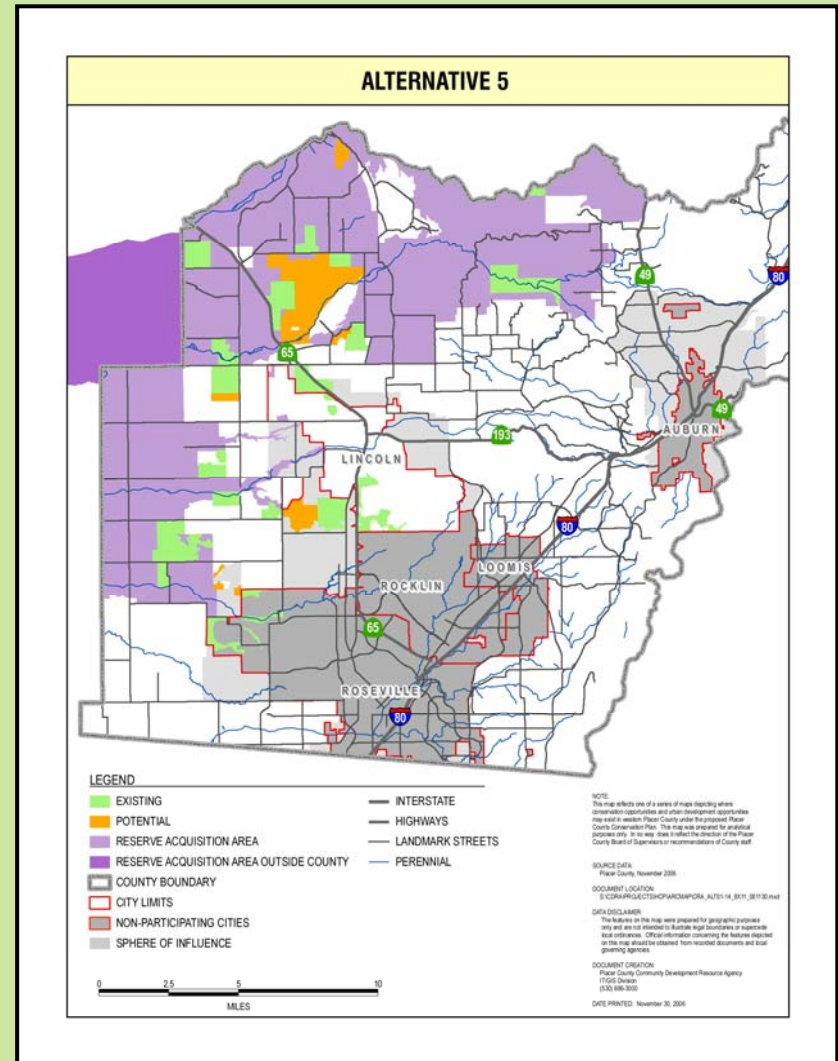
PCCP Reserve Map Alternatives – Map 5

Prepared by the
Landowner Stakeholder
Group

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **70%**
(30% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **3,850**

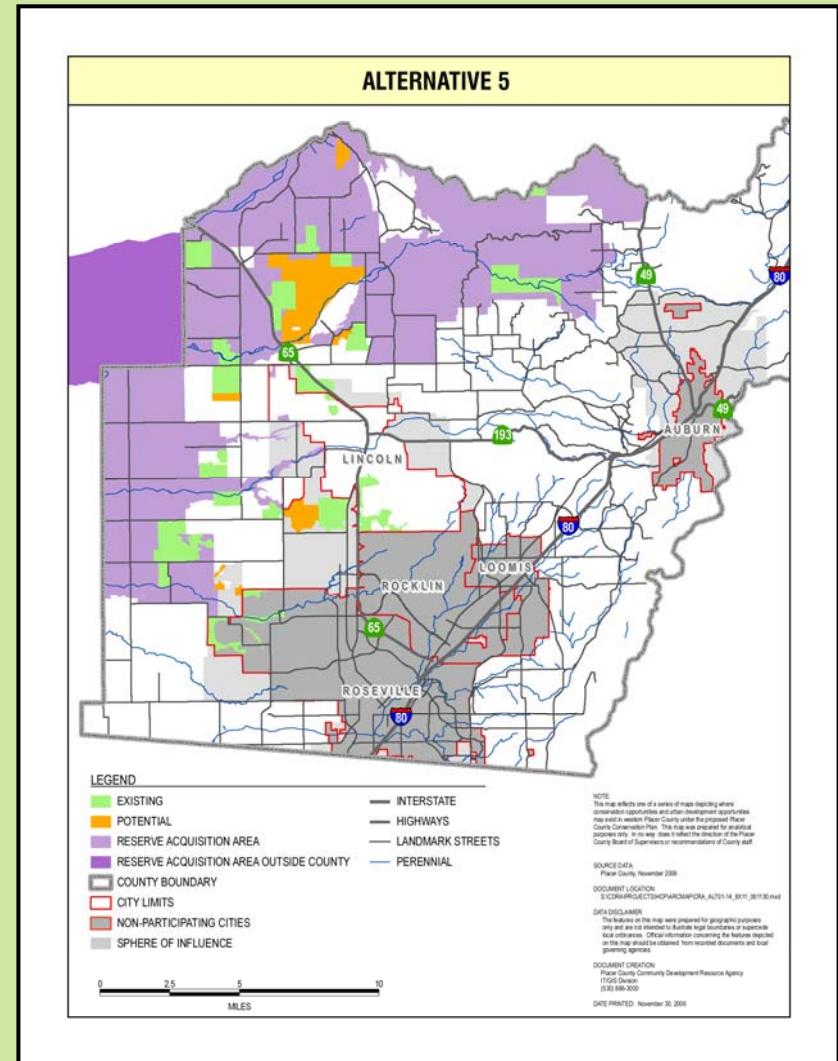
Vernal Pool
Preservation: Impact
Ratio: **0.5 : 1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 5

Reserve Map Alternative 5 is intended to accommodate all of the specific plans being considered by Placer County, the Curry Creek Community Plan area, the expanded Sphere of Influence of the City of Lincoln, and additional land located in the southwest PCCP plan area.



Placer County Conservation Plan

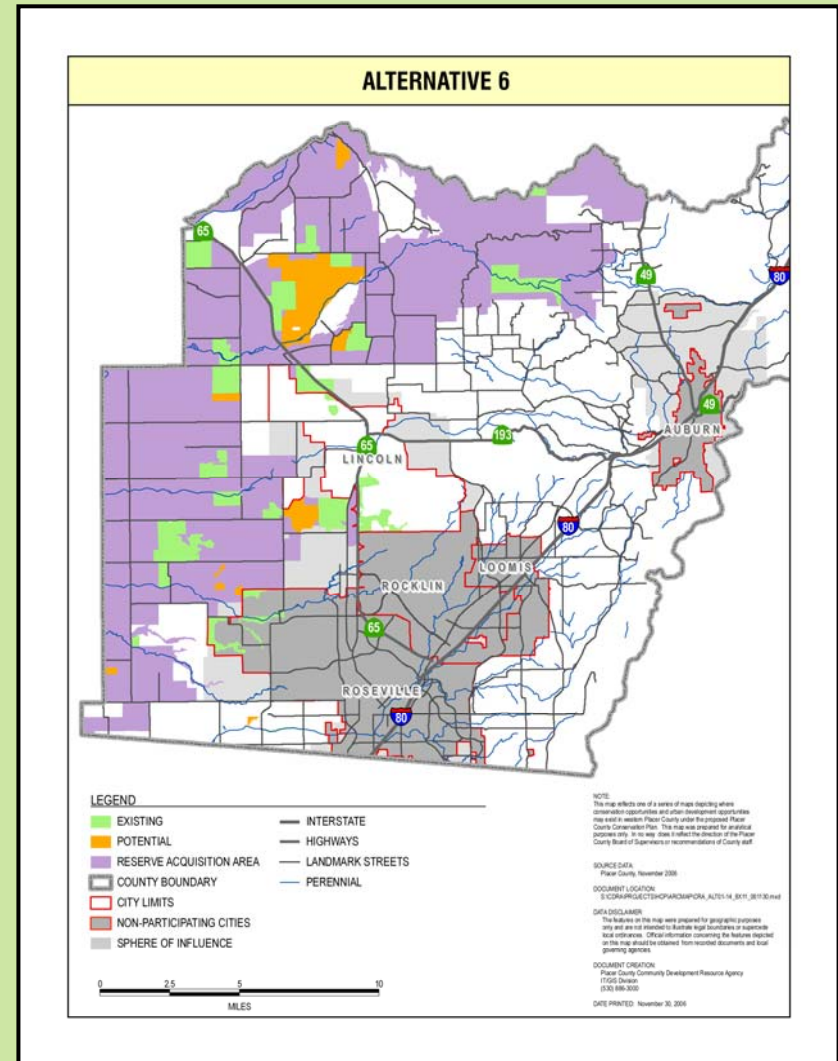
PCCP Reserve Map Alternatives – Map 6

Prepared by staff with
input from the Resource
Agencies

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **69%**
(31% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **8,340**

Vernal Pool
Preservation: Impact
Ratio: **2.7 : 1**

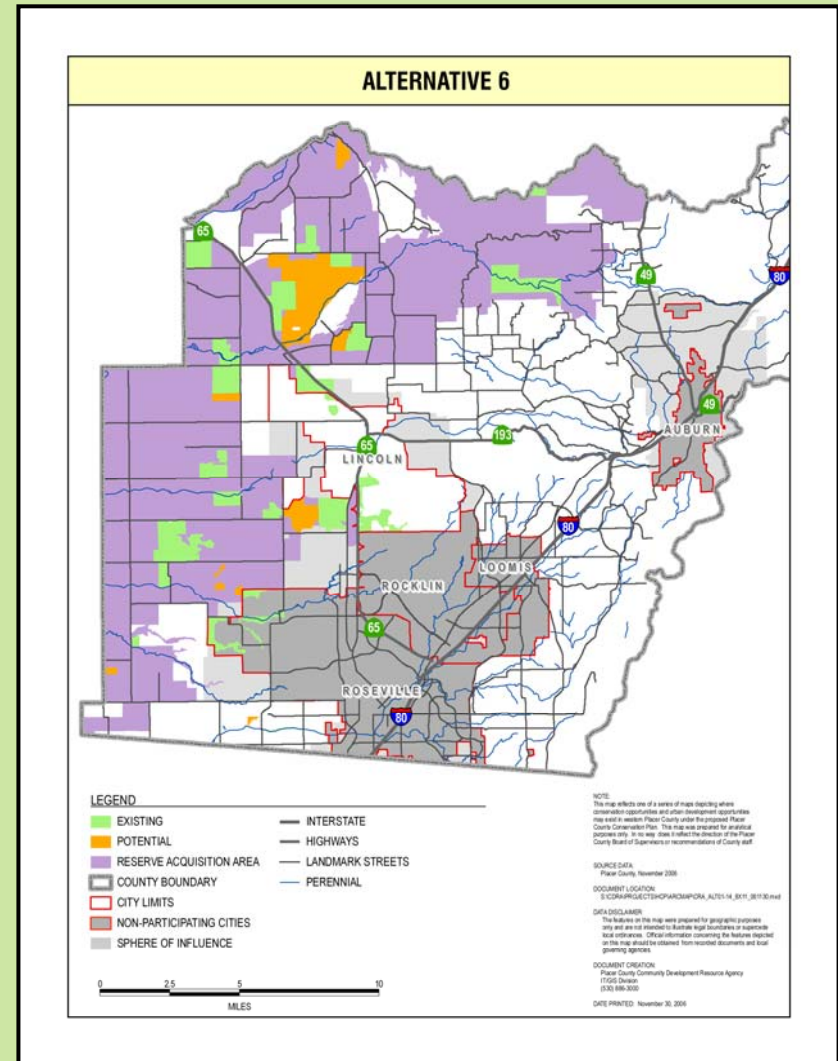


Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 6

Reserve Map Alternative 6 is intended to focus on vernal pool preservation. It accommodates portions of the expanded Sphere of Influence of the City of Lincoln, portions of the specific plans being considered by Placer County, and the Curry Creek Community Plan area.

The wildlife agencies have stated that Alternative 6 is a potential candidate for a successful reserve map.



Placer County Conservation Plan

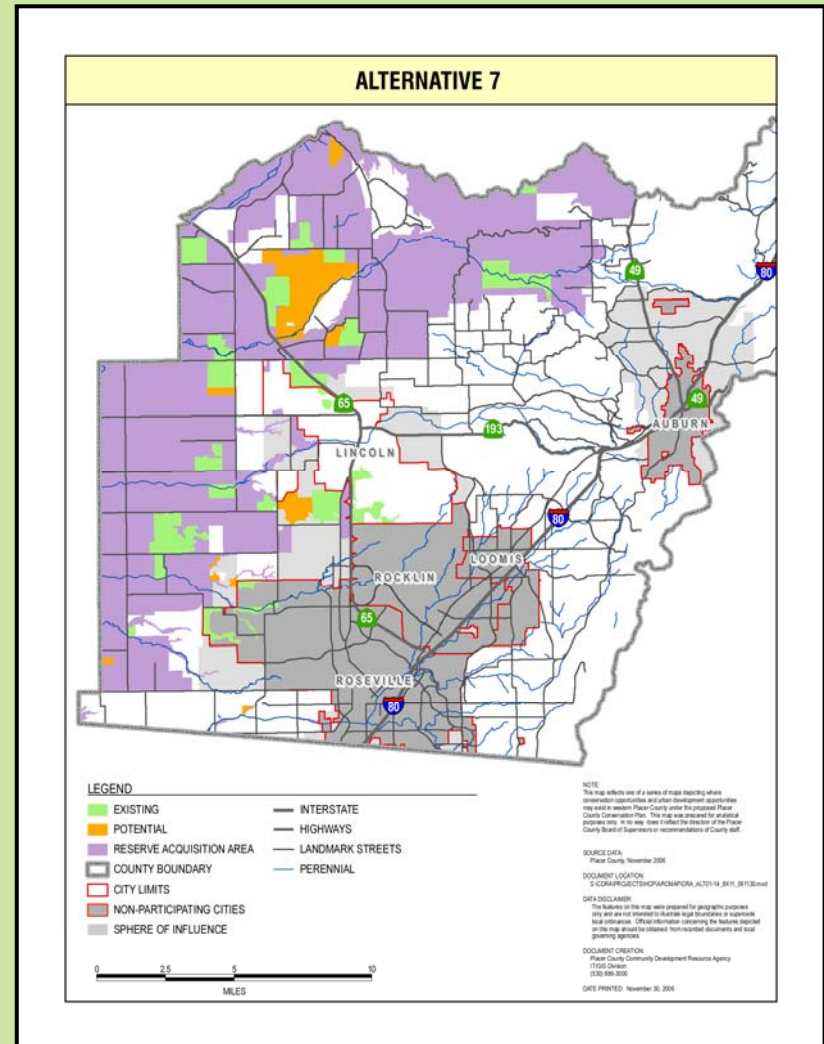
PCCP Reserve Map Alternatives – Map 7

Prepared by staff with
input from the Resource
Agencies

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **71%**
(29% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **7,579**

Vernal Pool
Preservation:Impact
Ratio: **2 : 1**

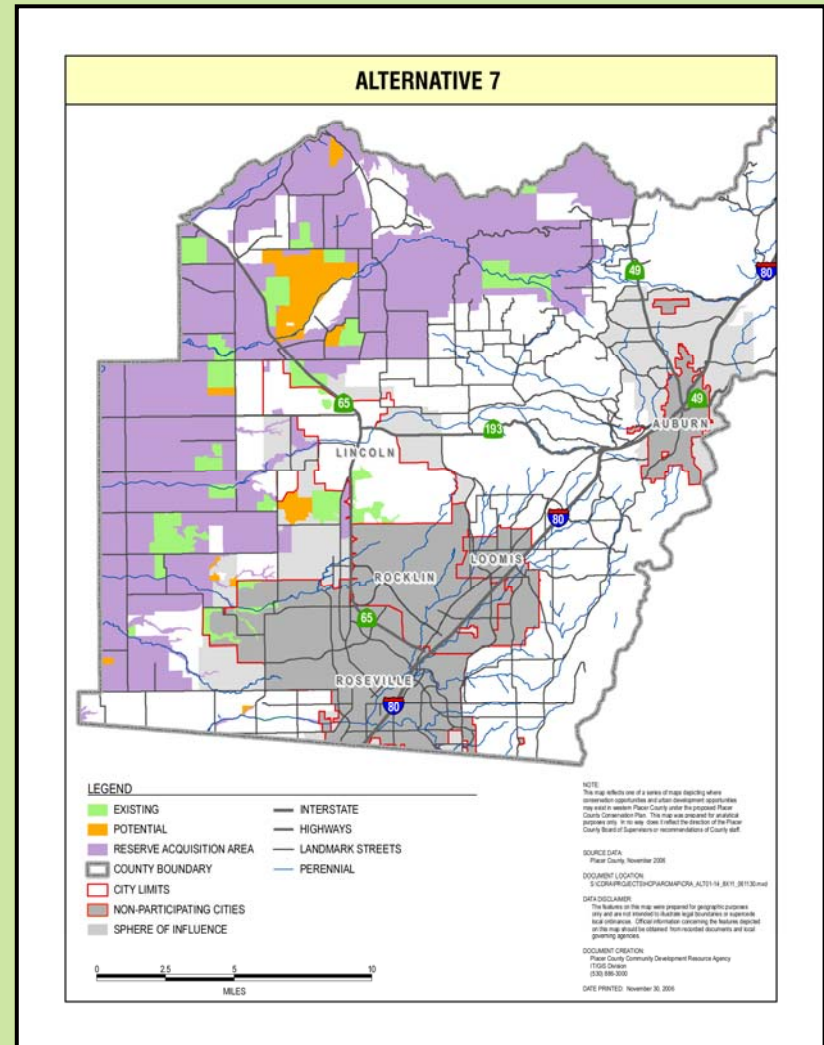


Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 7

Reserve Map Alternative 7 is intended to focus on vernal pool preservation. It accommodates portions of the expanded Sphere of Influence of the City of Lincoln, all of the specific plans being considered by Placer County, and the Curry Creek Community Plan area.

The wildlife agencies have stated that Alternative 7 is a potential candidate for a successful reserve map.



Placer County Conservation Plan

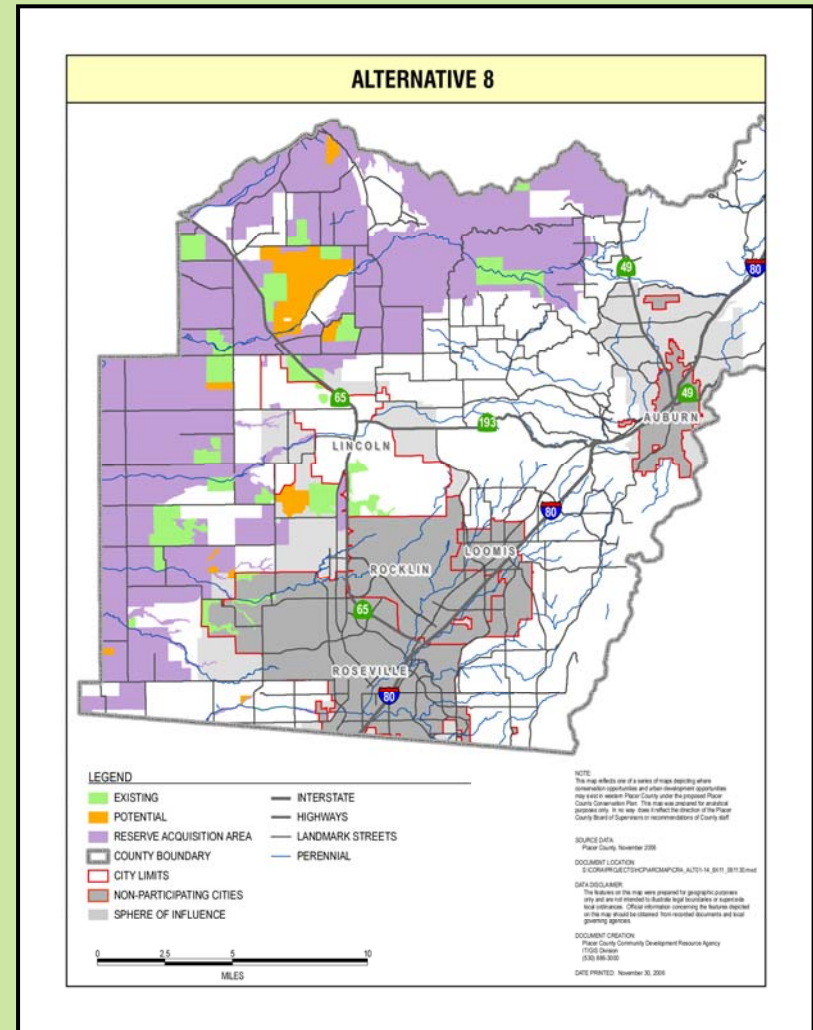
PCCP Reserve Map Alternatives – Map 8

Prepared by staff with
input from the Resource
Agencies

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **72%**
(28% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **7,929**

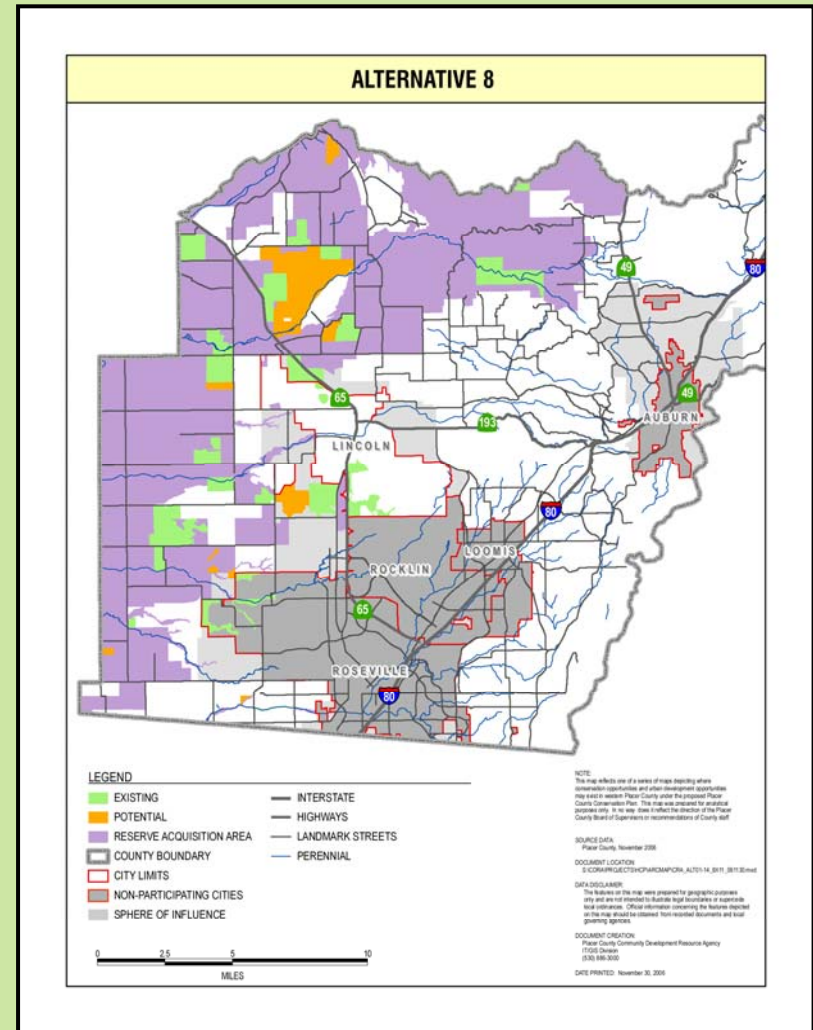
Vernal Pool
Preservation: Impact
Ratio: **2.2 : 1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 8

Reserve Map Alternative 8 is intended to focus on vernal pool preservation. It accommodates portions of the expanded Sphere of Influence of the City of Lincoln, portions of the specific plans being considered by Placer County, and the Curry Creek Community Plan area.



Placer County Conservation Plan

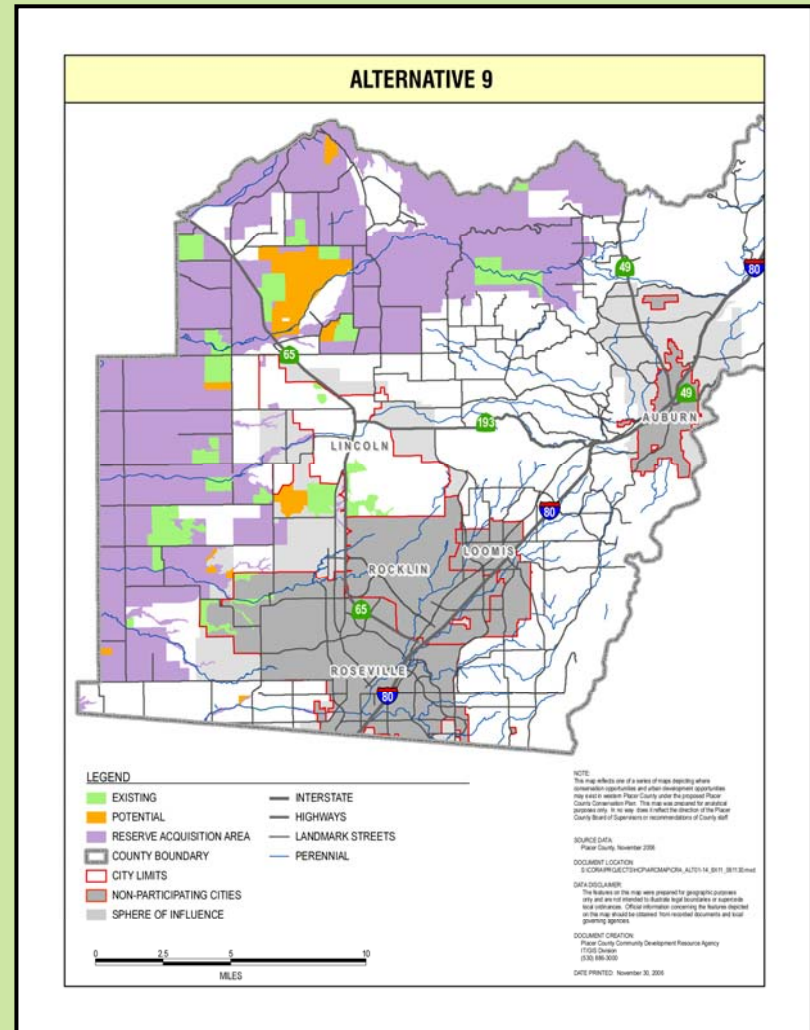
PCCP Reserve Map Alternatives – Map 9

Staff-generated alternative

Estimated % of the total reserve area boundary required for a 60,000 acre reserve system: **74%**
(26% of reserve area can be developed)

Total Vernal Pool Acres Preserved: **6,691**

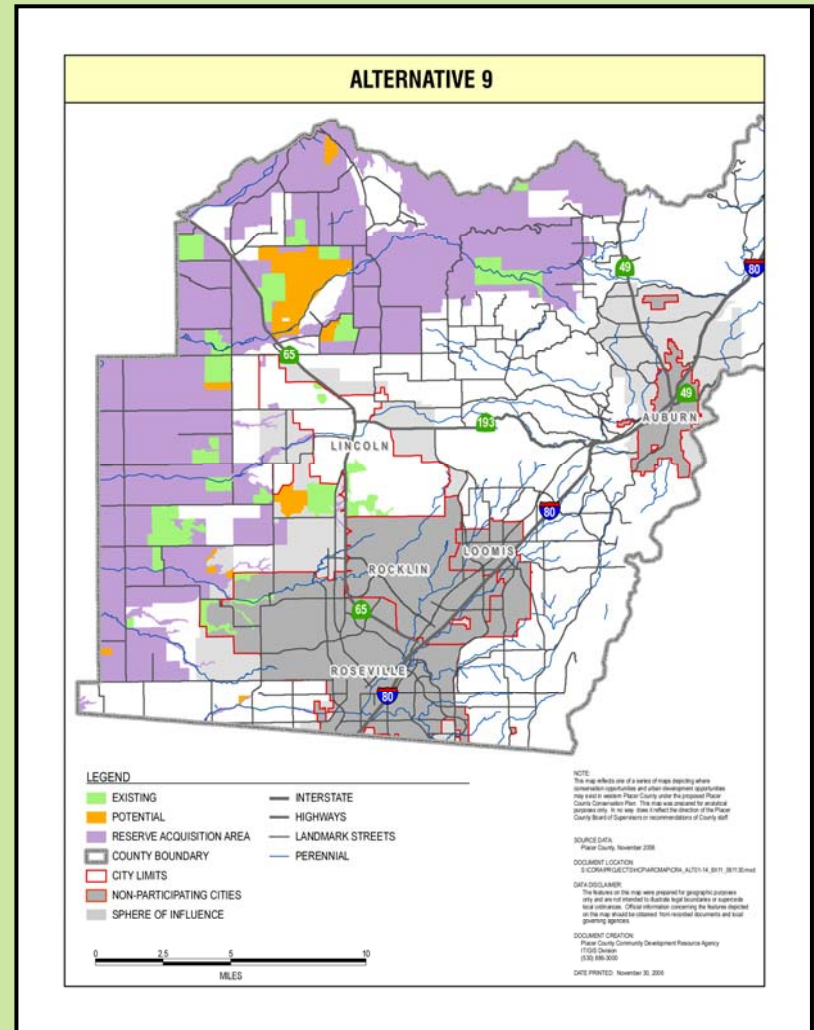
Vernal Pool Preservation: Impact Ratio: **1.3 : 1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 9

Reserve Map Alternative 9 is intended to accommodate portions of the expanded Sphere of Influence of the City of Lincoln, all of the specific plans being considered by Placer County, and the Curry Creek Community Plan area.



Placer County Conservation Plan

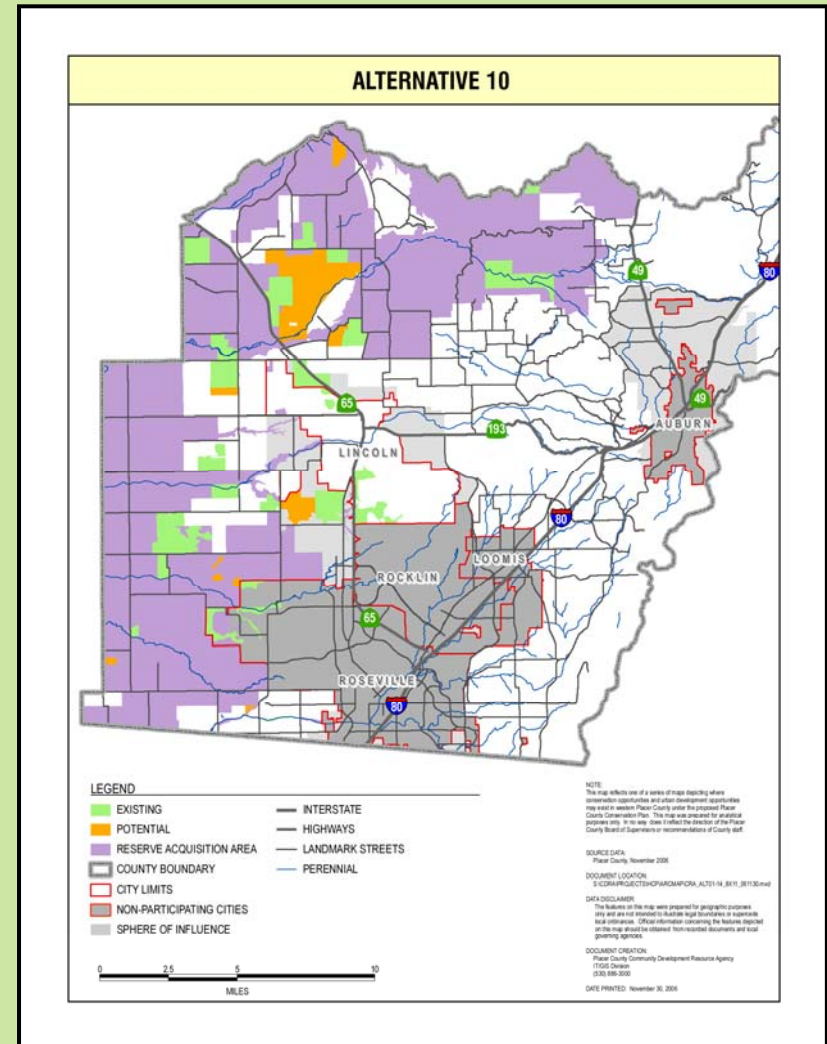
PCCP Reserve Map Alternatives – Map 10

Prepared by the City of
Lincoln

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **71%**
(29% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **7,942**

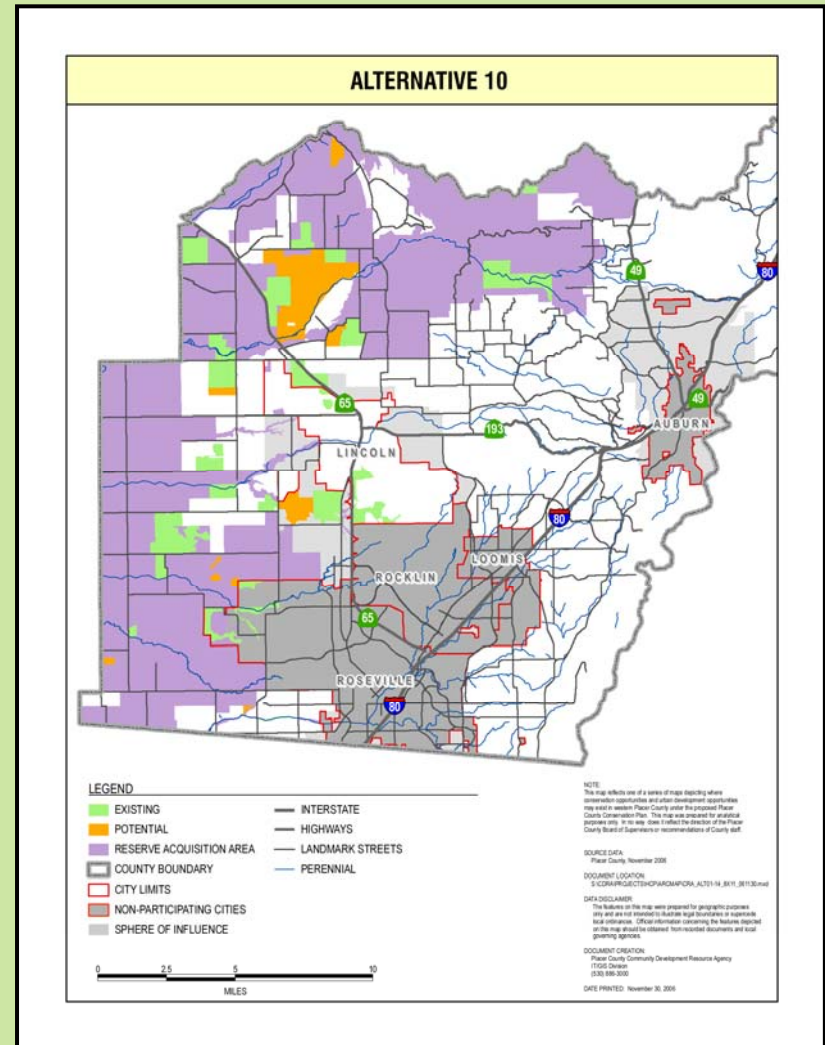
Vernal Pool
Preservation: Impact
Ratio: **2.3 : 1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 10

Reserve Map Alternative 10 is intended to concentrate future growth around the City of Lincoln. It accommodates the expanded Sphere of Influence of the City of Lincoln and portions of the Placer Vineyards SP.



Placer County Conservation Plan

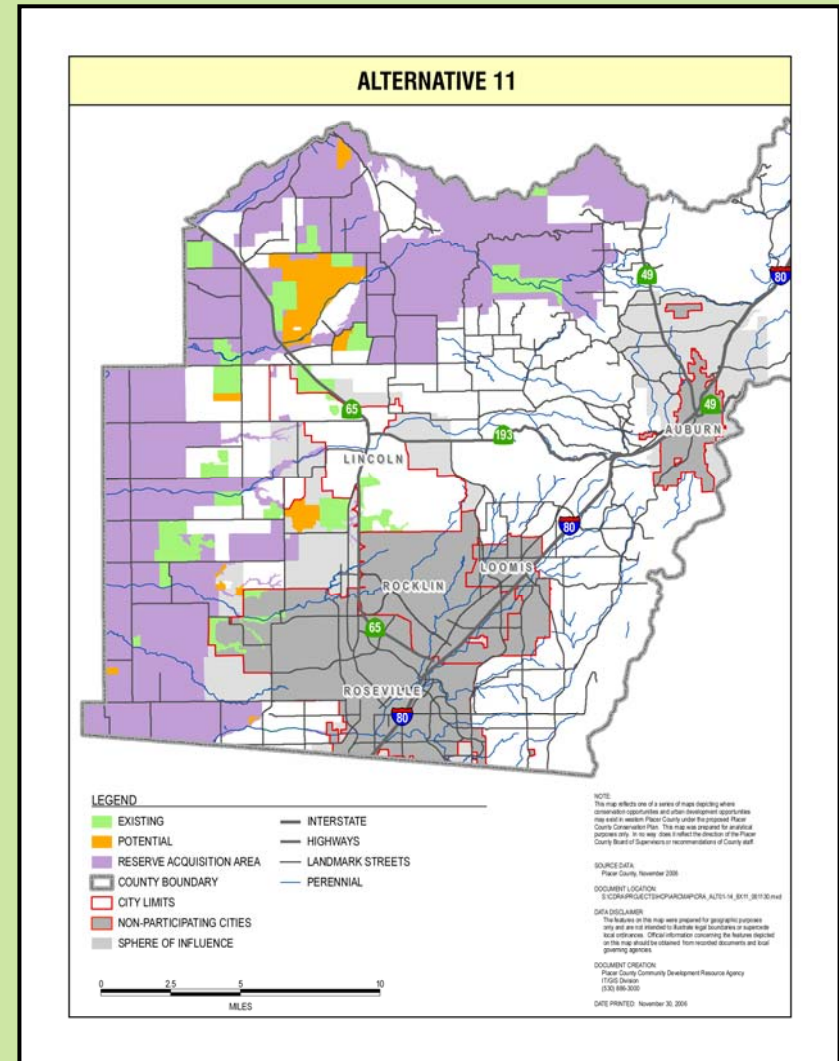
PCCP Reserve Map Alternatives – Map 11

Prepared by the City of
Lincoln

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **72%**
(28% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **7,738**

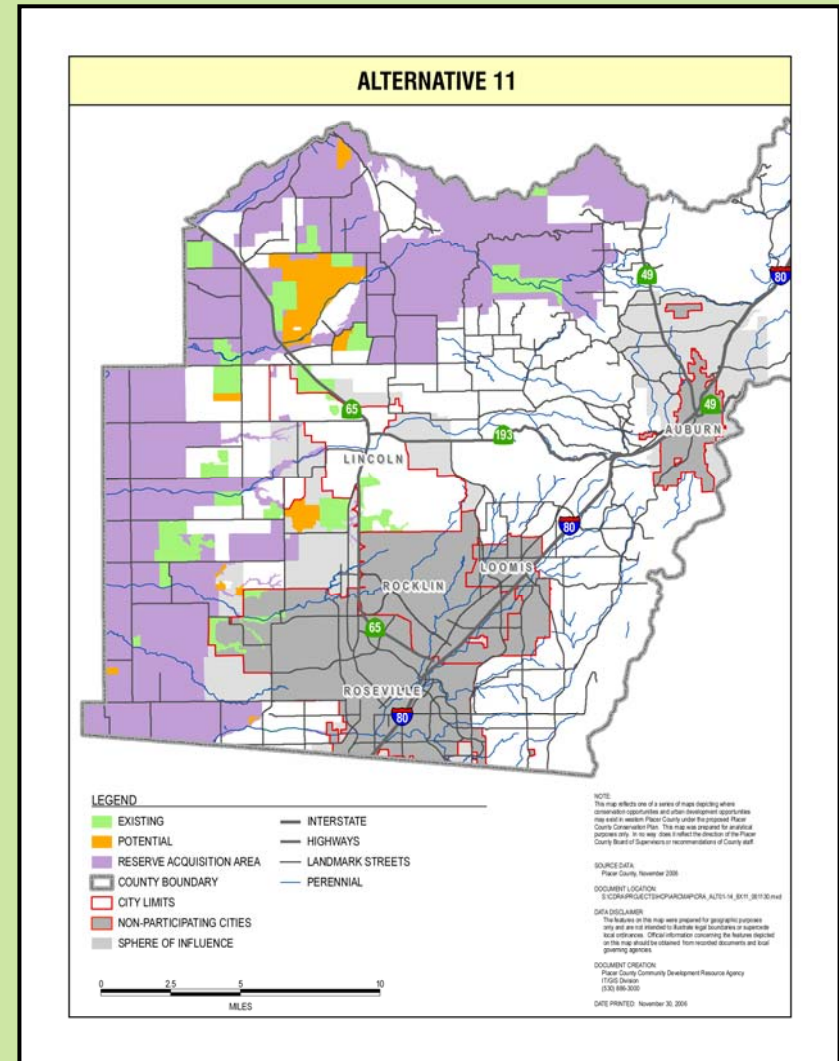
Vernal Pool
Preservation: Impact
Ratio: **2.1 : 1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 11

Reserve Map Alternative 11 is intended to concentrate future growth around the City of Lincoln. It accommodates portions of the expanded Sphere of Influence of the City of Lincoln and the Placer Ranch SP.



Placer County Conservation Plan

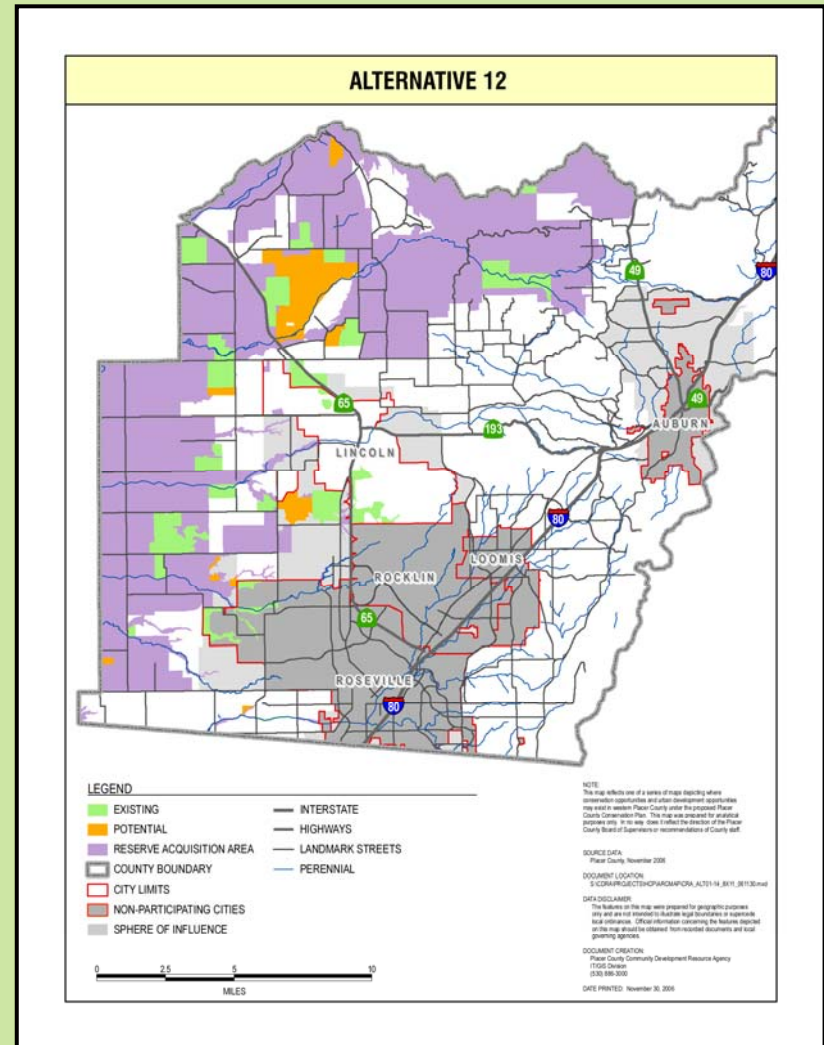
PCCP Reserve Map Alternatives – Map 12

Prepared by staff and the
City of Lincoln

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **76%**
(24% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **6,236**

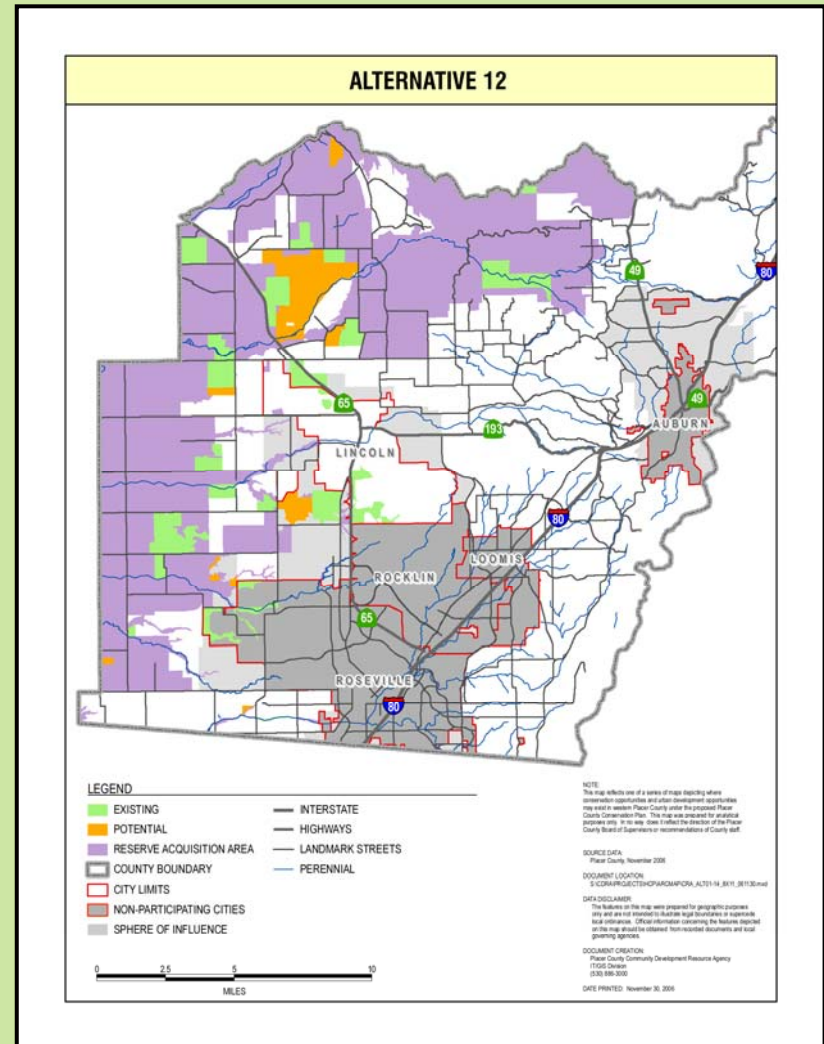
Vernal Pool
Preservation: Impact
Ratio: **1.2 : 1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 12

Reserve Map Alternative 12 is intended to accommodate all of the specific plans being considered by Placer County, the Curry Creek Community Plan area and the majority of the expanded Sphere of Influence of the City of Lincoln.



Placer County Conservation Plan

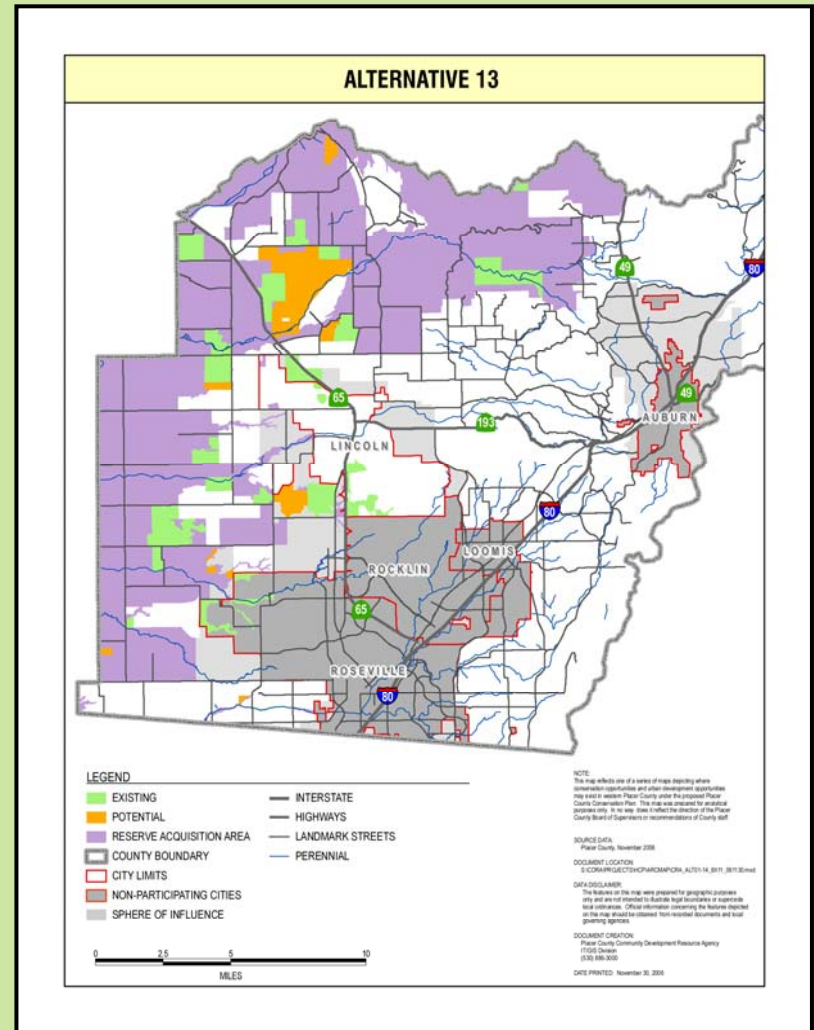
PCCP Reserve Map Alternatives – Map 13

Prepared by staff and the
City of Lincoln

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **76%**
(24% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **6,418**

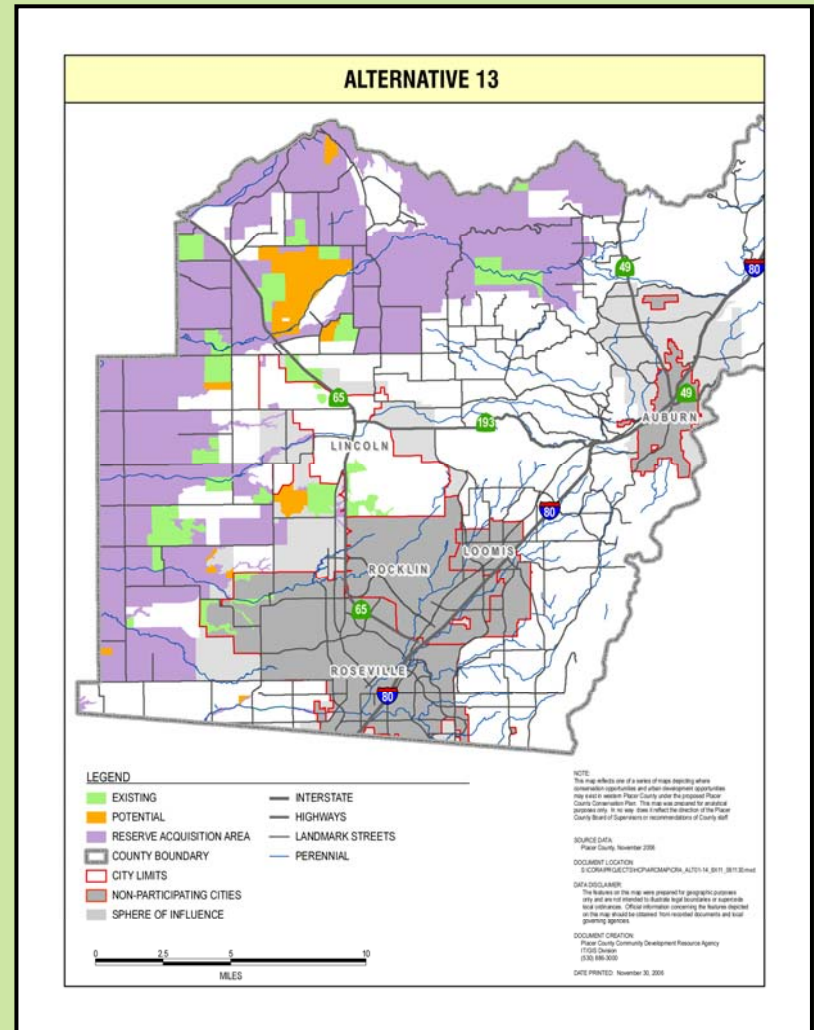
Vernal Pool
Preservation: Impact
Ratio: **1.3 : 1**



A vertical photograph showing a field of numerous small, bright yellow flowers in the foreground. The flowers are densely packed and appear to be growing on green stems. In the background, there is a line of taller, green grass or reeds. The sky above is blue with large, white, fluffy clouds. The overall scene is bright and sunny.

PCCP Reserve Map Alternatives – Map 13

Reserve Map Alternative 13 is intended to accommodate all of the specific plans being considered by Placer County, the Curry Creek Community Plan area and the majority of the expanded Sphere of Influence of the City of Lincoln.



Placer County Conservation Plan

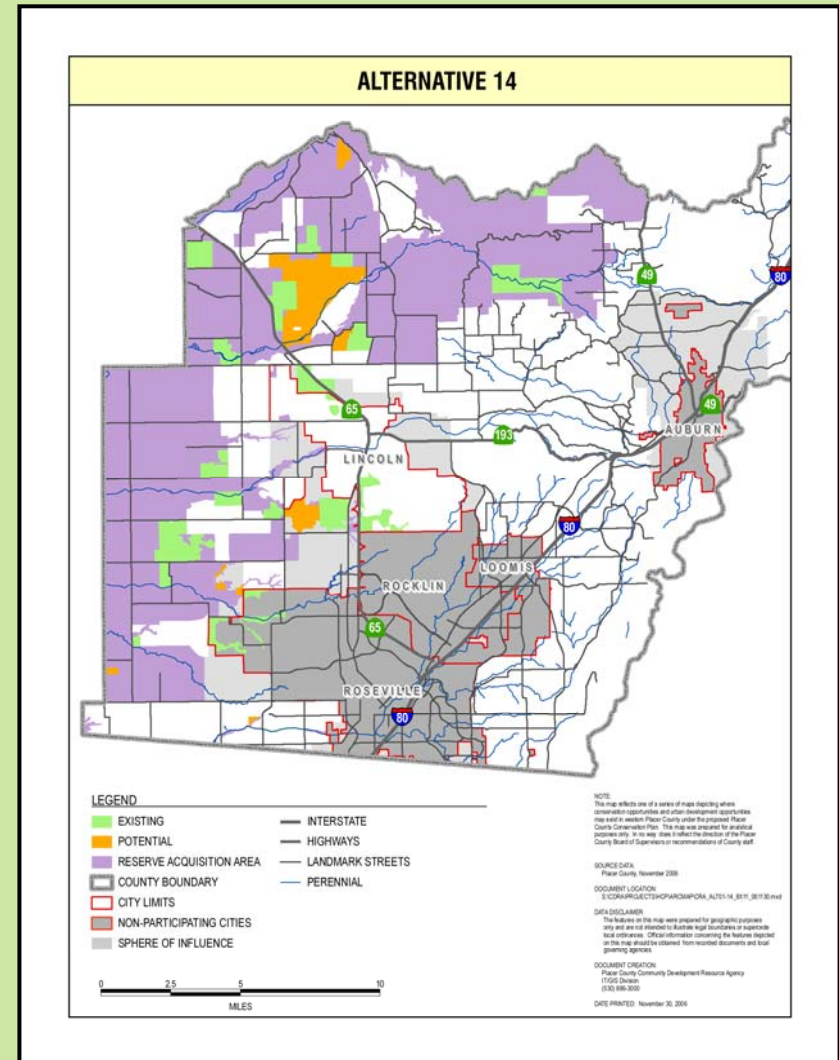
PCCP Reserve Map Alternatives – Map 14

Prepared by staff and the
City of Lincoln

Estimated % of the total
reserve area boundary
required for a 60,000 acre
reserve system: **76%**
(24% of reserve area can
be developed)

Total Vernal Pool Acres
Preserved: **6,299**

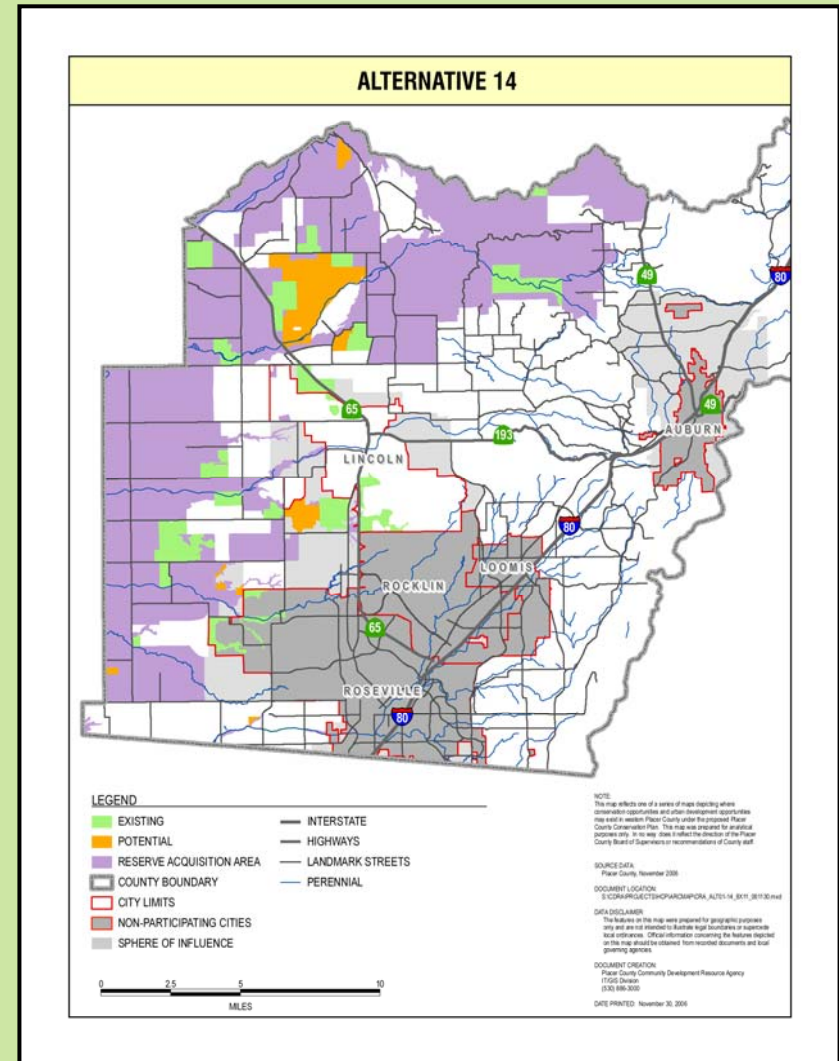
Vernal Pool
Preservation: Impact
Ratio: **1.1 : 1**



Placer County Conservation Plan

PCCP Reserve Map Alternatives – Map 14

Reserve Map Alternative 14 is intended to accommodate all of the specific plans being considered by Placer County, the Curry Creek Community Plan area and the majority of the expanded Sphere of Influence of the City of Lincoln.





Placer County Conservation Plan

Questions Posed to Stakeholders

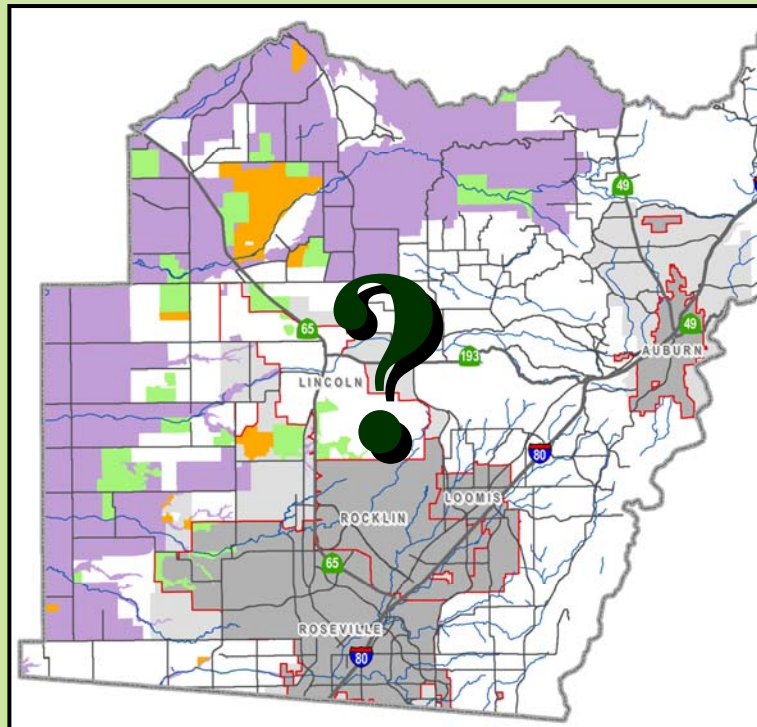
Should the PCCP Work Program proceed with the selection of a reserve alternative map and the balance of the work program including:

- Preparation of the conservation strategy
- Preparation of the DEIR/DEIS
- Preparation of the Finance Plan
- Preparation of the Implementation Strategy

Placer County Conservation Plan

Discussion

Are there alternative maps that have yet to be prepared which have the potential to meet local government and resource agencies objectives and requirements?





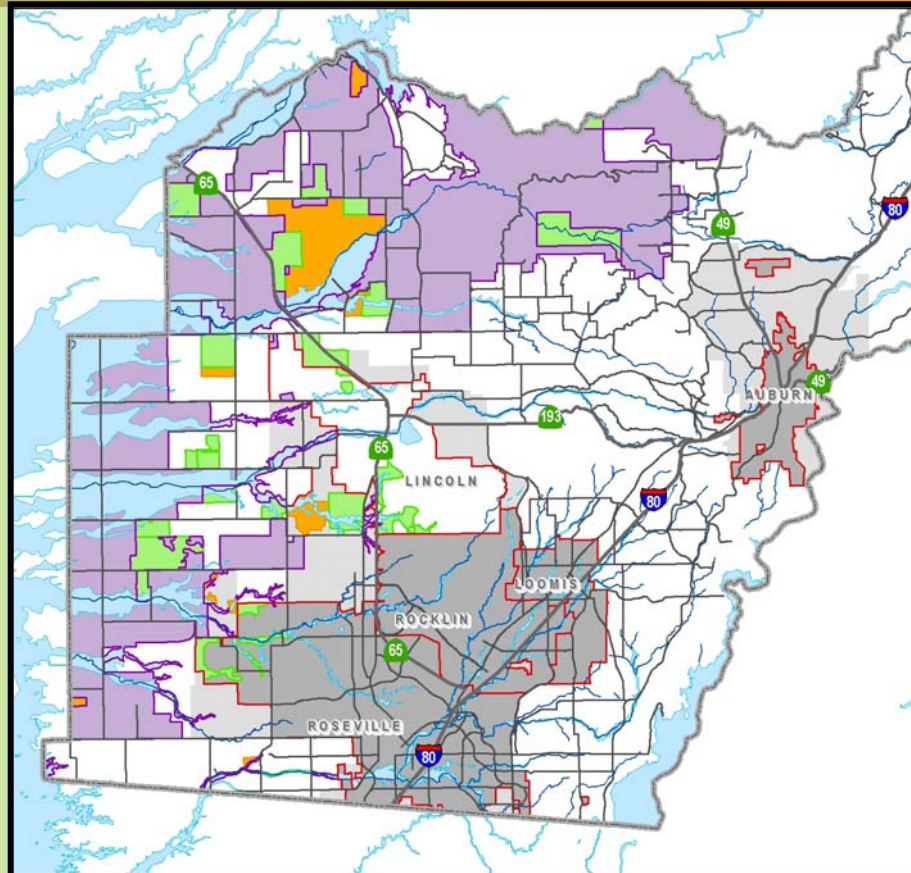
Placer County Conservation Plan

Issues Raised by Stakeholders

- Clarification of Reserve Maps
- Change in Zoning or General Plan Designations
- “De Facto” Taking
- Impact on Agricultural Production
- Floodplains already protect land

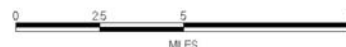
Placer County Conservation Plan

Alternative 1 and FEMA 100-year Floodplain



LEGEND

- | | | |
|--------------------------|--------------------------|------------------|
| COUNTY BOUNDARY | CITY LIMITS | INTERSTATE |
| FLOOD PLAINS | NON-PARTICIPATING CITIES | HIGHWAYS |
| EXISTING | SPHERE OF INFLUENCE | LANDMARK STREETS |
| POTENTIAL | | PERENNIAL |
| RESERVE ACQUISITION AREA | | |



SOURCE DATA:
Placer County, January 2007

DOCUMENT LOCATION:
S:\CDRA\PROJECTS\SHPC\PARC\MPCRA_ALT1_FEMA_JUN11_071101.mxd

DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

DOCUMENT CREATION:
Placer County Community Development Resource Agency
TDSG Design
(530) 586-3000

DATE PRINTED: January 11, 2007



Placer County Conservation Plan

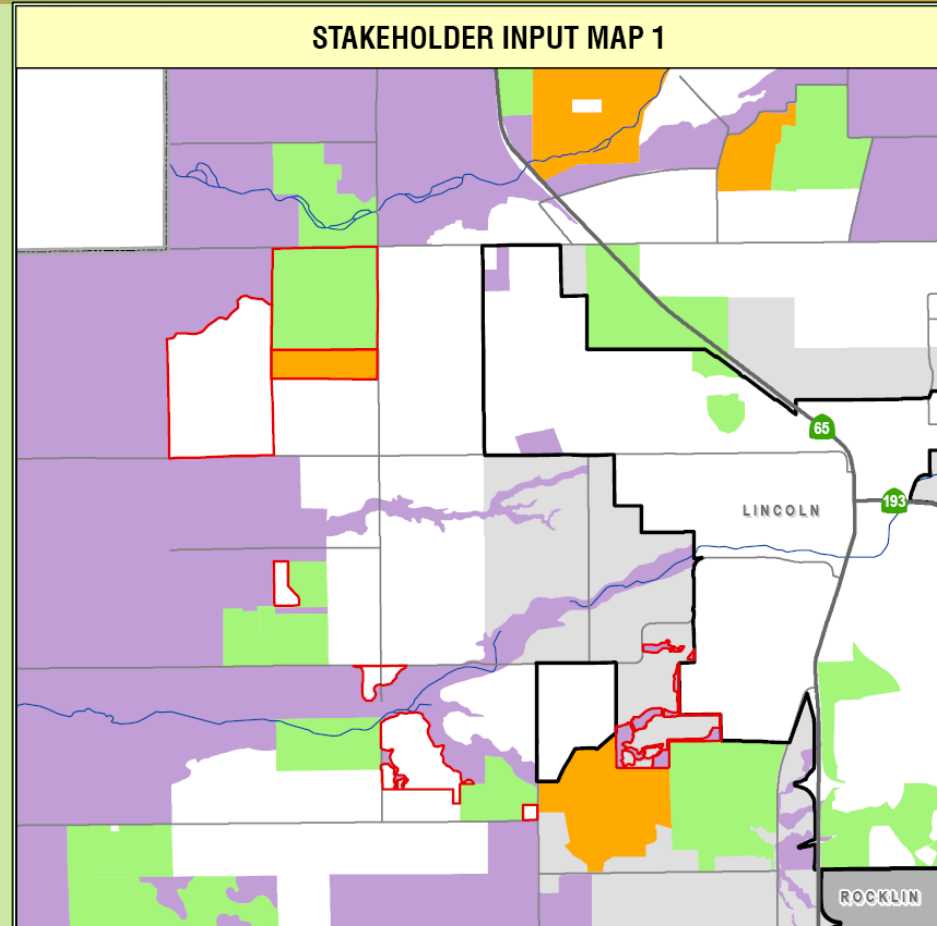
Issues Raised by Stakeholders (cont'd)

- Permanence of Reserve System
- Size of the Reserve System
- “Status Quo” versus PCCP
- Growth Assumptions
- Development within Reserve Area
- PCCP Implementation Costs
- Regulatory Obligations

Placer County Conservation Plan

Stakeholder Input on Mapping

City of Lincoln



LEGEND

- | | |
|--------------------------|--------------------------|
| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| AREAS OF CHANGE | PERENNIAL STREAM / RIVER |
| COUNTY BOUNDARY | |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |

NOTE:
This map reflects one of a series of maps depicting where conservation opportunities and urban development opportunities may exist in western Placer County under the proposed Placer County Conservation Plan. This map was prepared for analytical purposes only. It in no way does it reflect the direction of the Placer County Board of Supervisors or recommendations of County staff.

SOURCE DATA:
Placer County, January 2007

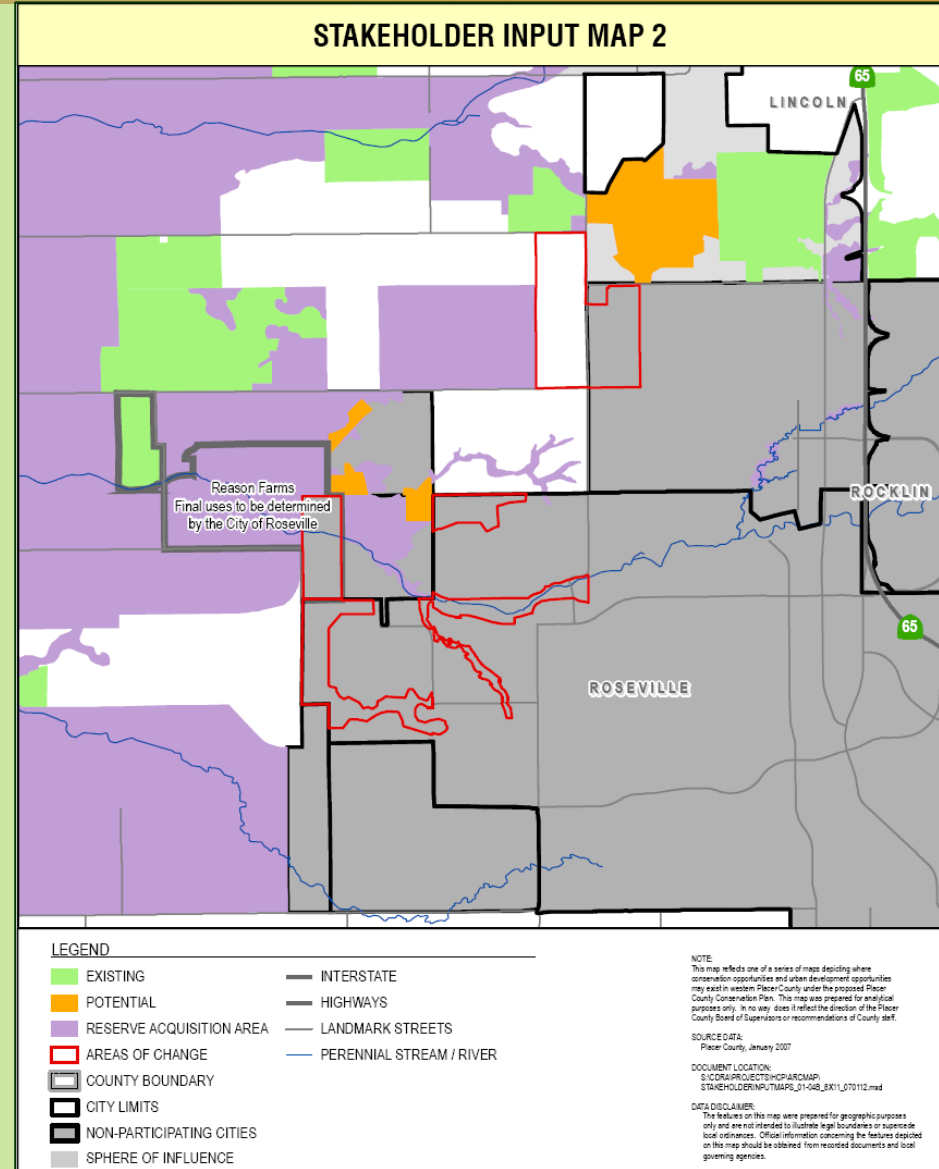
DOCUMENT LOCATION:
S:\CORA\PROJECTS\HCP\HCP\MAP1
STAKEHOLDER\INPUT\MAPS_01-048_0X11_070112.mxd

DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

Placer County Conservation Plan

Stakeholder Input on Mapping

City of Roseville

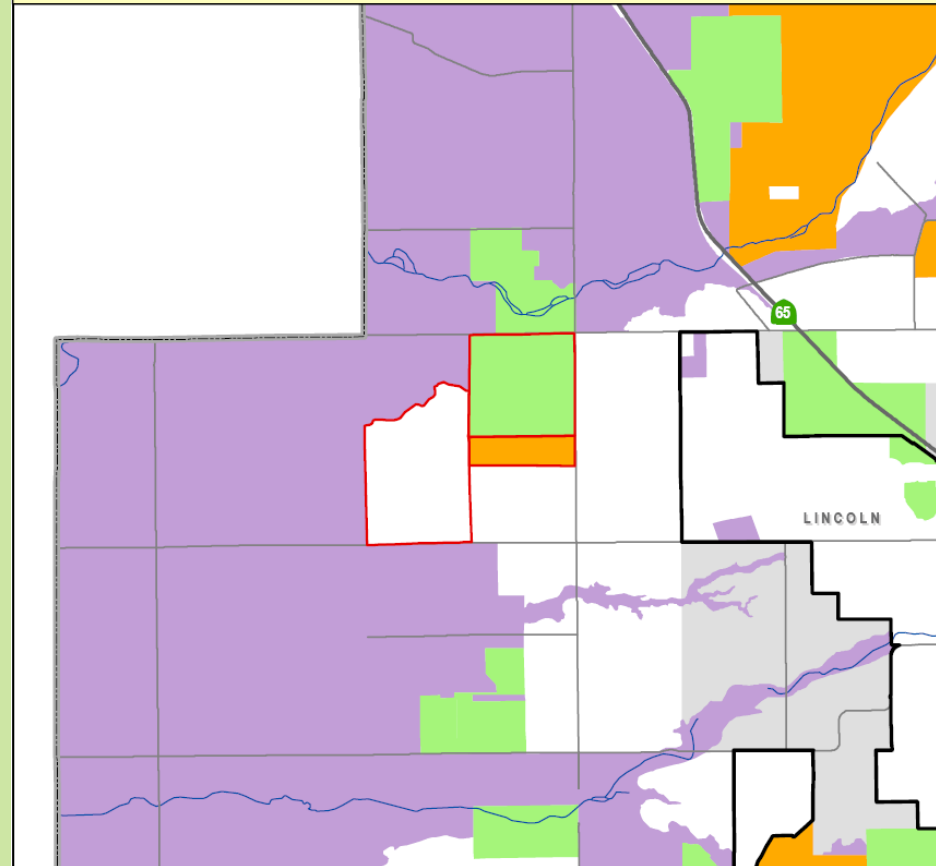


Placer County Conservation Plan

Stakeholder Input on Mapping

Richland Communities

STAKEHOLDER INPUT MAP 3



LEGEND

- EXISTING
- POTENTIAL
- RESERVE ACQUISITION AREA
- AREAS OF CHANGE
- COUNTY BOUNDARY
- CITY LIMITS
- NON-PARTICIPATING CITIES
- SPHERE OF INFLUENCE
- INTERSTATE
- HIGHWAYS
- LANDMARK STREETS
- PERENNIAL STREAM / RIVER

NOTE:
This map reflects one of a series of maps depicting where conservation opportunities and urban development opportunities may exist in western Placer County under the proposed Placer County Conservation Plan. This map was prepared for analytical purposes only. In no way does it reflect the direction of the Placer County Board of Supervisors or recommendations of County staff.

SOURCE DATA:
Placer County, January 2007

DOCUMENT LOCATION:
S:\CORA\PROJECTS\HCP\RCMAP\STAKEHOLDER\INPUT\MAPS_01-048_0011_070112.mxd

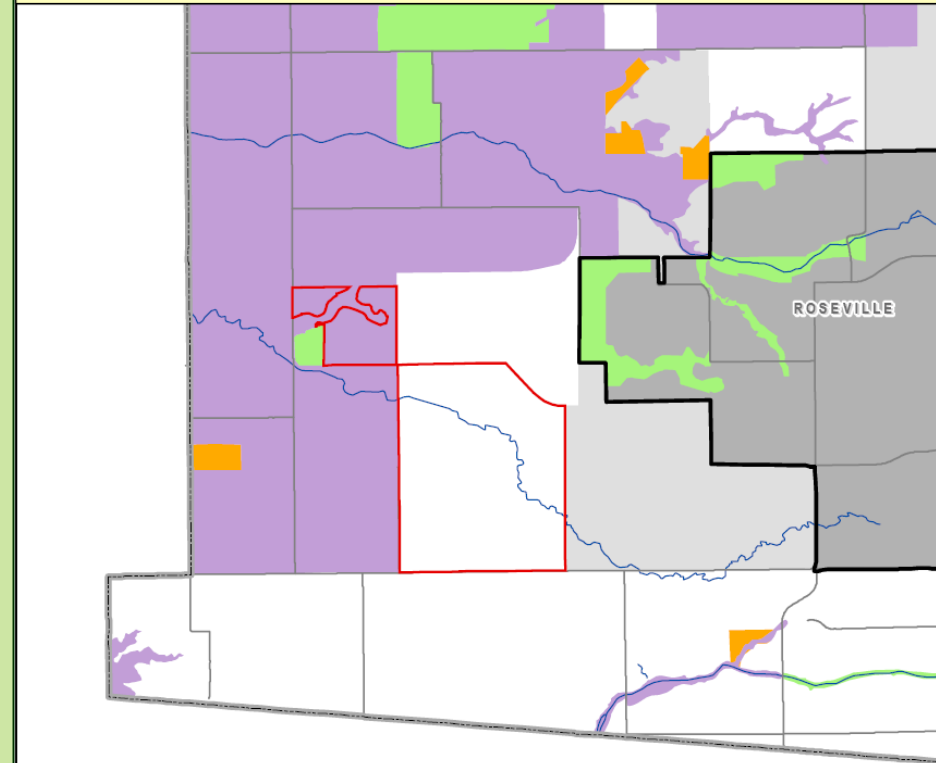
DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

Placer County Conservation Plan

Stakeholder Input on Mapping

Mike Musolino

STAKEHOLDER INPUT MAP 4A



LEGEND

- | | |
|--------------------------|--------------------------|
| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| AREAS OF CHANGE | PERENNIAL STREAM / RIVER |
| COUNTY BOUNDARY | |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |

NOTE:
This map reflects one of a series of maps depicting where
conservation opportunities and urban development opportunities
may exist in western Placer County under the proposed Placer
County Conservation Plan. This map was prepared for analytical
purposes only. In no way, does it reflect the direction of the Placer
County Board of Supervisors or recommendations of County staff.

SOURCE DATA:
Placer County, January 2007

DOCUMENT LOCATION:
S:\CORA\PROJECTS\HCP\ARCAMP
STAKEHOLDER\TMAPS_01-048_0X11_070112.mxd

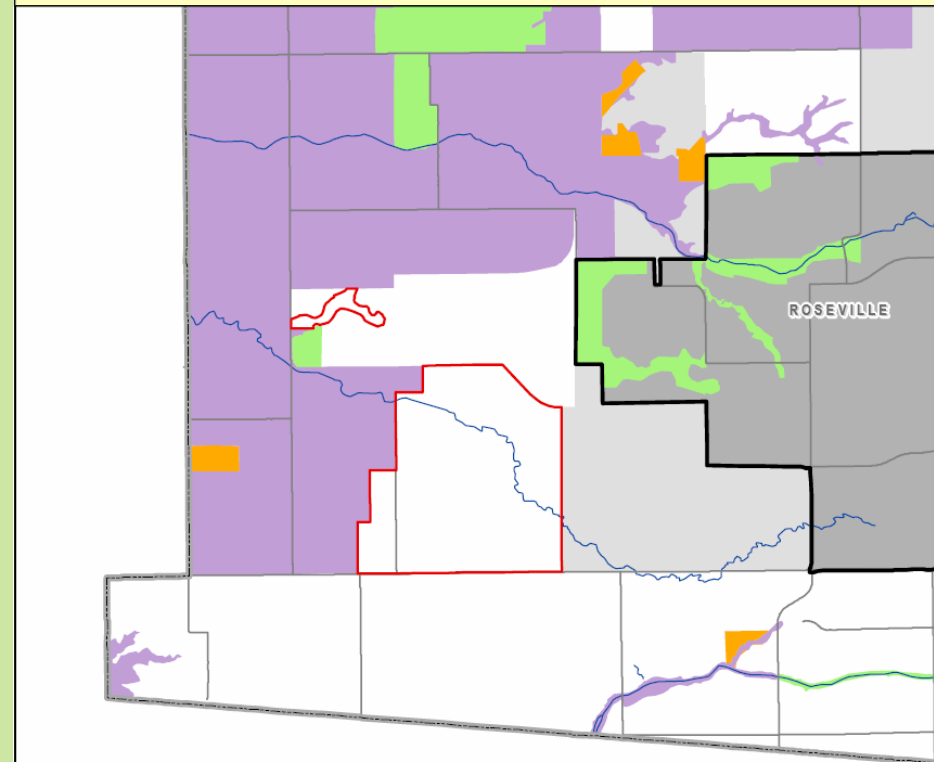
DATA DISCLAIMER:
The features on this map were prepared for geographic purposes
only and are not intended to illustrate legal boundaries or supersedes
local ordinances. Official information concerning the features depicted
on this map should be obtained from recorded documents and local
governing agencies.

Placer County Conservation Plan

Stakeholder Input on Mapping

Mike Musolino

STAKEHOLDER INPUT MAP 4B



LEGEND

- | | |
|--------------------------|--------------------------|
| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| AREAS OF CHANGE | PERENNIAL STREAM / RIVER |
| COUNTY BOUNDARY | |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |

NOTE:
This map reflects one of a series of maps depicting where conservation opportunities and urban development opportunities may exist in western Placer County under the proposed Placer County Conservation Plan. This map was prepared for analytical purposes only. In no way does it reflect the direction of the Placer County Board of Supervisors or recommendations of County staff.

SOURCE DATA:
Placer County, January 2007

DOCUMENT LOCATION:
S:\CDRA\PROJECTS\HCP\HCP\MAPS\STAKEHOLDER\INPUT\MAPS_01-04B_001_070112.mxd

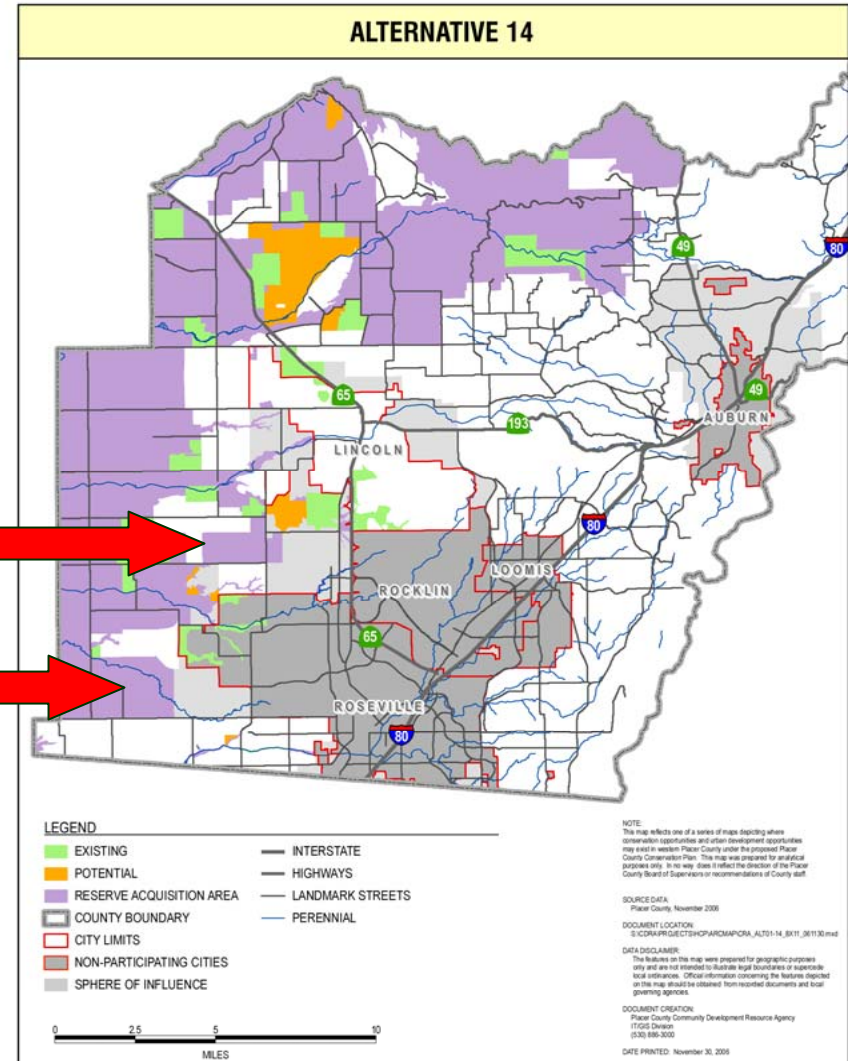
DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersed local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

Placer County Conservation Plan

Stakeholder Input on Mapping

KT Communities

No map submitted but has requested removal of 2 properties from the Alternative 14 reserve area





Placer County Conservation Plan

Next Steps/Timeline

- If preferred alternative is selected:
 - Commence negotiations with wildlife agencies (6 months to 1 year)
- Report back, as necessary, to the Board and stakeholders
- If consensus reached, bring map back to Board for approval
- Commence EIR/EIS
- Prepare Finance Plan
- Prepare Implementation Strategy

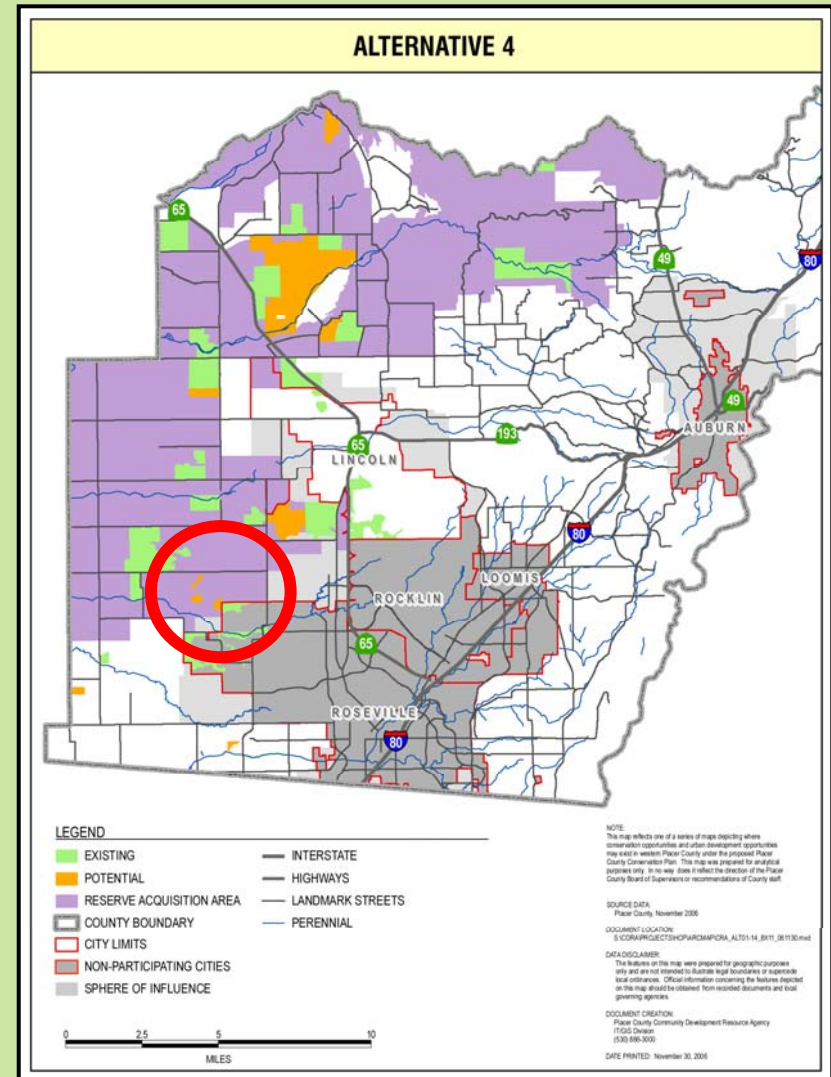
Placer County Conservation Plan

Conclusion

Four maps identified that could meet LEDPA requirements and local growth objectives:

Alternative Reserve Map 4

- Exclusion of Placer Ranch and Sunset Industrial Area from the reserve area

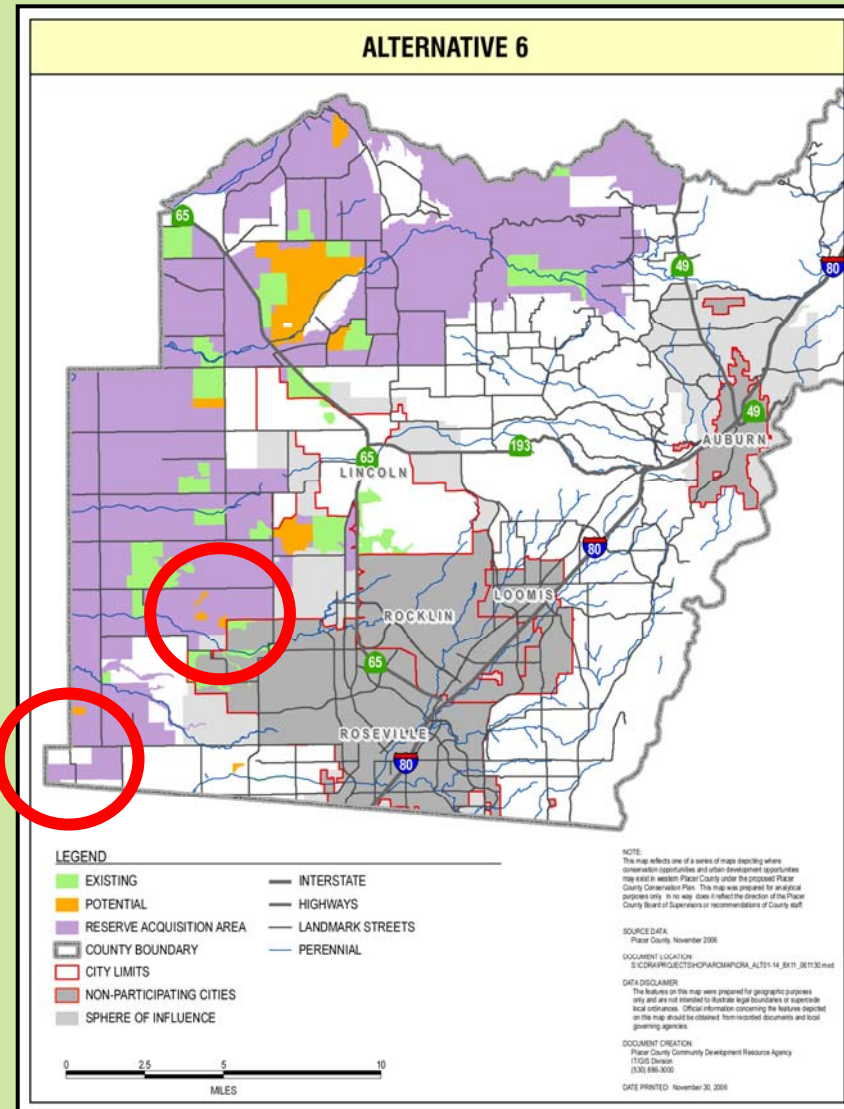


Placer County Conservation Plan

Conclusion

Alternative Reserve Map 6

- **Exclusion of Placer Vineyards, Placer Ranch, and Sunset Industrial Area from the reserve area**

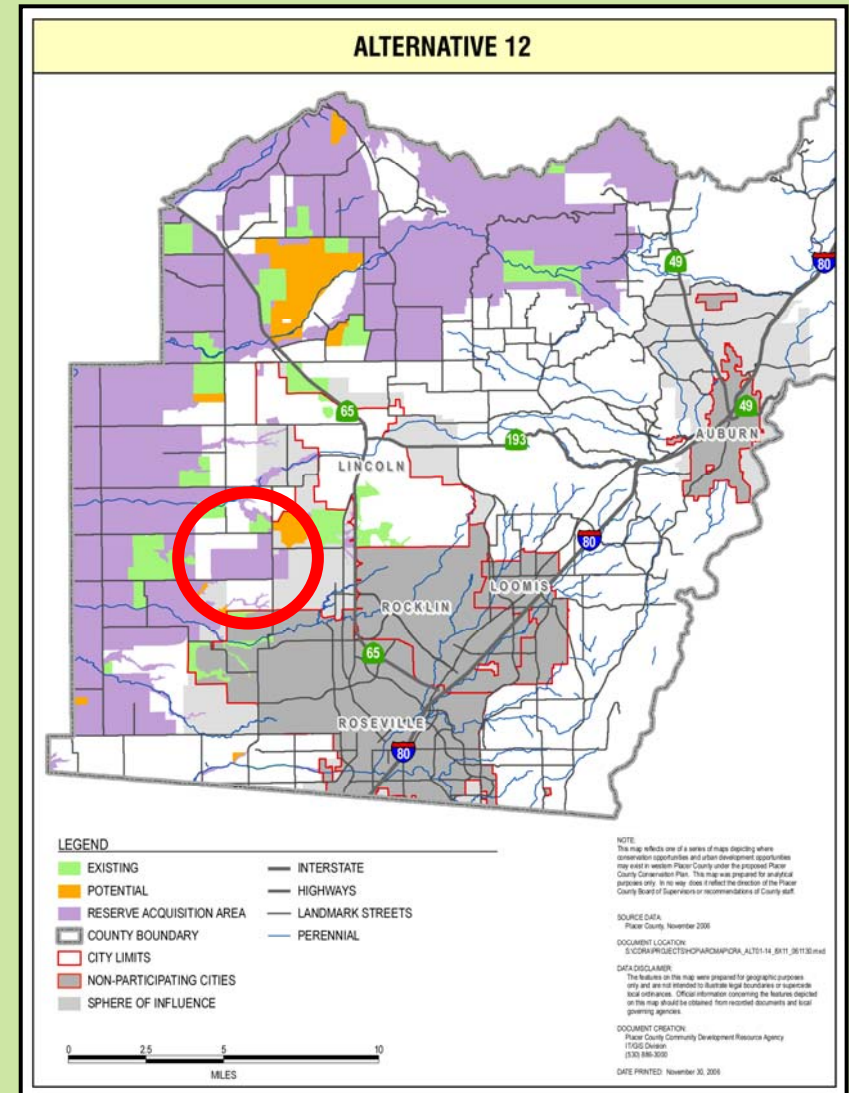


Placer County Conservation Plan

Conclusion

Alternative Reserve Map 12

- Exclusion of the
Sunset Industrial
Area from the
reserve area

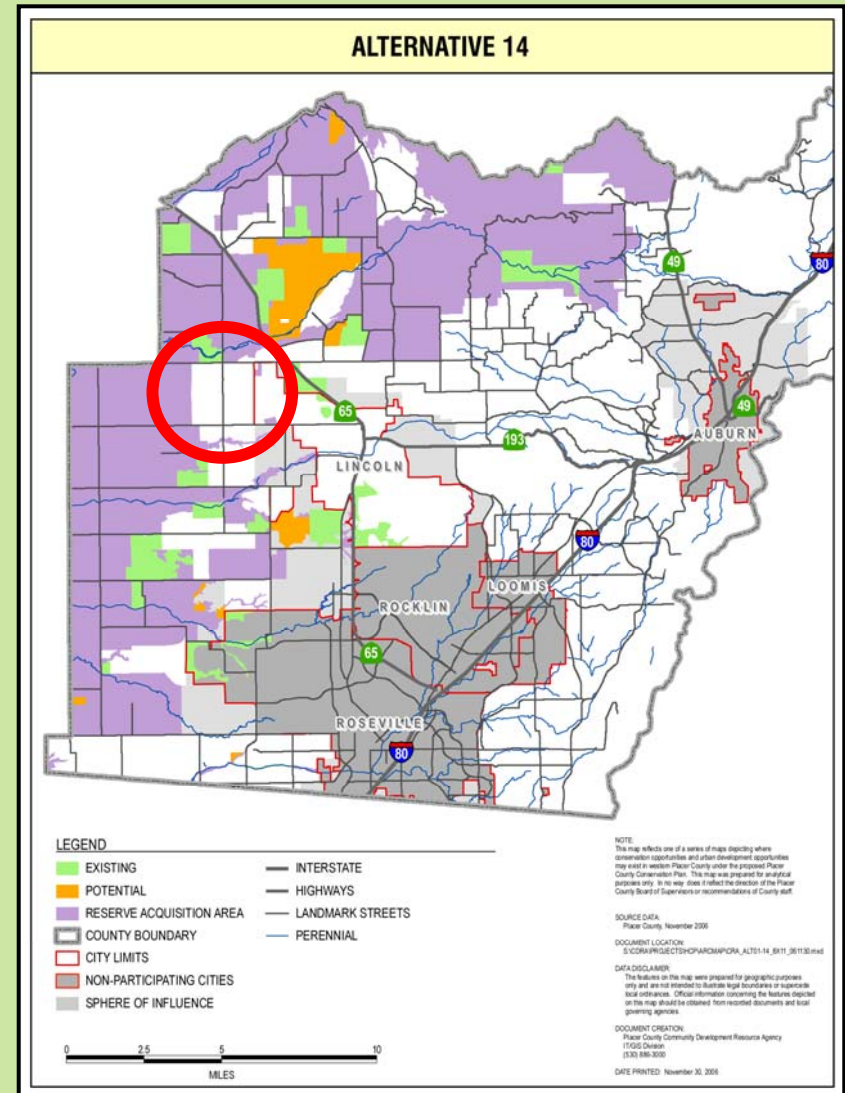


Placer County Conservation Plan

Conclusion

Alternative Reserve Map 14

- Inclusion of the
Rockwell and
Mariner properties
into the reserve area





Placer County Conservation Plan

Recommendation

1. Provide staff direction regarding continued efforts for the PCCP.
2. Discuss alternative scenarios with direction as to whether staff should proceed with a negotiation process – identification of a preferred map.
3. As appropriate, provide additional direction.